

# RESOLUTION NO. 2002-116

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAR - 7 2002

**A RESOLUTION RATIFYING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR PARKVIEW DEVELOPMENT, LOCATED IN NORTH NATOMAS, WEST OF I-5, BETWEEN ARENA BOULEVARD AND SAN JUAN ROAD; SACRAMENTO, CA.**

(P01-022/023) (APNs: 225-0140-031-033, 051; 225-0180-005, 006, 037, 044, 046, 047, 052)

**WHEREAS**, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

**WHEREAS**, the Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

**WHEREAS**, the proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

**WHEREAS**, based upon the Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment, provided that mitigation measures are added to the above identified project.

**WHEREAS**, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; a copy of which is attached as Exhibit 1A;

**WHEREAS**, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

The Mitigation Monitoring Plan for the Parkview Development (P00-022/023) project be

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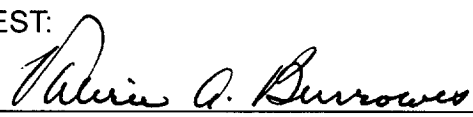
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RESOLUTION NO.: 2002-116

DATE ADOPTED: MAR - 7 2002

approved and adopted as shown in the attached Mitigation Monitoring Plan dated January 18, 2002.

  
MAYOR

ATTEST:  
  
CITY CLERK  
P00-022/023

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RESOLUTION NO.: 2002-116

DATE ADOPTED: MAR - 7 2002

MITIGATION MONITORING PLAN

FOR

Parkview / P00-022 & P00-023  
State Clearinghouse Number: 2001122083

Type of Environmental Document:  
**Initial Study and Mitigated Negative Declaration**

Prepared For:  
**City of Sacramento, Planning & Building Department**

Date:  
**18 January 2001**

Adopted By:  
**City of Sacramento, City Council**

Date:

\_\_\_\_\_  
Attest:

\_\_\_\_\_  
**Secretary**

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RESOLUTION NO.: **2002-116**

DATE ADOPTED: **MAR - 7 2002**

CITY OF SACRAMENTO  
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared for the Planning and Building Department, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

**SECTION 1: PROJECT IDENTIFICATION**

Project Name and/or File Number: Parkview / P00-022 & P00-023  
Applicant - Name: Alleghany Properties, Inc. / Gregory Guardino - contact  
Project Location / Legal description of Property (if recorded):

**SECTION 2: GENERAL INFORMATION**

The project as proposed includes mitigation measures for potential impacts to air quality, biological resources, and noise. The intent of the Monitoring Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer unless otherwise noted. The number system of the mitigation measures corresponds to the numbering system of the Initial Study.

**Air Quality**

**Mitigation: 5a. Phase I (Grading) and Phase II (Construction) – Short Term Impacts**

The Sacramento Metropolitan Air Quality Management District provided the following mitigation measures to reduce the emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>.

- MM 5-1 Prior to approval, all grading plans will show that the construction contractor shall enclose, cover, or water all soil piles twice daily.
- MM 5-2 Prior to approval, all grading plans will show that the construction contractor shall water all exposed soil twice daily.
- MM 5-3 Prior to approval, all grading plans will show that the construction contractor shall water all haul roads twice daily.
- MM 5-4 Prior to approval, all grading plans will show that the construction contractor shall maintain at least two feet of freeboard on trucks when hauling loads.

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RESOLUTION NO.: 2002-116

DATE ADOPTED: MAR - 7 2002

- MM 5-5 Prior to approval, all construction plans will show that the construction contractor shall maintain a fifteen-mile per hour speed limit on all dirt roads within the project site.
- MM 5-6 Prior to approval, all construction plans will show that the construction contractor shall stabilize all construction entrances to the site pursuant to the Administrative and Technical Procedures Manual for Grading and Erosion and Sediment Control to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.
- MM 5-7 The construction contractor shall maintain construction equipment (stationary and mobile) in optimum running condition.
- MM 5-8 Prior to the issuance of a grading permit, the developer shall submit to the City of Sacramento Planning and Public Works Department an air quality mitigation strategy plan for review and approval that identifies current air quality measures that result in construction fleet emission reductions necessary to achieve ROG and NO<sub>x</sub>. These measures may include, but are not limited to, the following:
- Use of heavy duty off road vehicle equipment that will achieve NO<sub>x</sub> and particulate matter reduction;
  - Exhaust from off-road diesel powered equipment will not exceed 40% opacity; and
  - Appropriate documentation and/or on-site monitoring as deemed acceptable to the City of Sacramento.

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Planning and Building Department  
The City of Sacramento, Public Works, Alternate Modes Coordinator

**Monitoring Program:**

Prior to Issuance of any Grading Permits the Building Department shall verify that the project developer has included the mitigation measures 5-1 through 5-6 on all plans. The Public Works Department must approve the Air Quality Management Plan (MM 5-8) prior to issuance of the grading permit.

**Biological Resources**

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RESOLUTION NO. 2002-116

DATE ADOPTED: MAR - 7 2002

**Mitigation: 7a. Wildlife**

**Valley elderberry longhorn beetle**

Construction is not expected to significantly impact the Valley elderberry longhorn beetle (VELB) with implementation of the following mitigation measures:

**Covered Species Impacts**

MM 7-1 For previously disturbed lands where the applicable mitigation fees were paid to the Natomas Basin Conservancy prior to 8/16/00 and a grading permit obtained, no additional mitigation shall be required for impacts to biological resources. For all other lands within the Project, the following measure shall apply in order to mitigate for potential impacts to the Valley elderberry longhorn beetle, Swainson's hawk, western borrowing owl, mountain plover and giant garter snake (collectively the "Covered Species"):

Prior to issuance of a grading permit, the applicant shall satisfy one of the following:

- (1) If legally permissible under the NBHCP Litigation Settlement Agreement, as such Agreement may be amended, revised, extended or modified, the applicant shall pay all required HCP fees under the Settlement Agreement, and otherwise observe all requirements of the Settlement Agreement and associated documents.
- (2) If a revised NBHCP has been adopted by all required agencies, applicant will obtain coverage under the City's ITP and/or Section 2081 Management Authorization by entering into a Development Agreement with the City, by paying all required HCP fees and complying with all requirements of the NBHCP.
- (3) If a revised NBHCP is not in place, the applicant shall obtain and provide evidence to the City of a project specific ITP and/or Section 2081 Management Authorization from the California Department of Fish and Game and the U.S. Fish and Wildlife Service as necessary for the Covered Species.

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Planning and Building Department  
The City of Sacramento, Public Works, Development Services

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2002-116

DATE ADOPTED: MAR - 7 2002

**Monitoring Program:**

Prior to Issuance of Grading Permits the Building Department shall verify that the project applicant has paid the applicable mitigation fees to the Natomas Habitat Basin Conservancy or has obtained an incidental take from USFWS.

**Mitigation: 7b. Heritage Trees**

Construction is not expected to impact the heritage tree with implementation of the following mitigation measures:

- MM 7-2 The construction contractor will take the following precautions;
- 1) Prior to construction, the contractor will establish a six-foot high chain link fence around the drip line of the heritage oak. The fence may be removed after construction is complete.
  - 2) No grade changes or trenching will occur within the fenced area.
  - 3) Landscaping under the drip line should be compatible with native oaks.

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Planning and Building Department  
The City of Sacramento, Trees Services Division, City Arborist

**Monitoring Program:**

Prior to approval, the Building Department will verify that the grading plans show these mitigation measures and that the chain link fence has been installed around the heritage tree.

**NOISE**

**Mitigation: 9a. Conditionally Acceptable Noise Levels**

**Exterior**

Implementation of the following mitigation will ensure that no residences are constructed within a Community Noise Environment with a rating of conditionally acceptable.

- MM 9-1 The project applicant shall provide for the implementation of noise walls as indicated in "Revised Environmental Noise Analysis for Alleghany Properties, Inc., City of Sacramento, North Natomas" (Bollard and Brennan 2001).

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2002-116  
DATE ADOPTED: MAR - 7 2002

**North Single Family Residential Development**

- a. East facing property lines – 8-foot high berm-wall.
- b. North facing property lines of the four nearest lots to I-5 – 6-foot high wall.
- c. South facing property lines of the eight nearest lots to I-5 – 6-foot high wall.
- d. Remaining lots facing I-5 – 6-foot high wall.

**South Single Family Residential Development**

- e. East facing property lines – 8-foot high berm-wall.
- f. North facing property lines of the two nearest lots to I-5 – 6-foot high wall.
- g. South facing property lines of the three nearest lots to I-5 – 6-foot high wall.
- h. Remaining lots facing I-5 – 6-foot high wall.

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Planning and Building Department

**Monitoring Program:**

Prior to the issuance of Special Permits the City of Sacramento Planning and Building Department will ensure that project design includes noise walls.

**Interior**

Implementation of the following mitigation will ensure that no residences are constructed within an interior noise level that exceeds the City standard of 45 dB  $L_{dn}$ .

MM 9-2 Prior to issuing a Special Permit for any residential development within the 65 dB  $L_{dn}$  noise contour, as it is shown in "Revised Environmental Noise Analysis for Alleghany Properties, Inc., City of Sacramento, North Natomas" (Bollard and Brennan 2001), the City of Sacramento will verify that

- a) First-floor bedroom windows within the 65 dB  $L_{dn}$  noise contour have a minimum sound transmission class rating of 30; and
- b) First-floor building facades of those residences located within the 65 dB  $L_{dn}$  noise contour will be constructed of stucco or wood siding with an under-layer of 5/8 inch particle board.

MM 9-3 The City of Sacramento will not approve any Special Permit to construct any two-story residences within the 65 dB  $L_{dn}$  noise contour, as it is shown in Figure 10 in Appendix A (Bollard and Brennan 2001), unless an acoustical study has been completed that demonstrates to the satisfaction

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RESOLUTION NO.: 2002-116

DATE ADOPTED: MAR - 7 2002



of the City of Sacramento Planning and Building Department that the interior noise level will not exceed the City's interior noise level standard of 45 dB  $L_{dn}$ .

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Planning and Building Department

**Monitoring Program:**

Prior to the issuance of Special Permits the City of Sacramento Planning and Building Department will ensure that project design satisfies the City's interior noise level standard.

**Cultural Resources**

**Mitigation: 13a. Paleontological Resources**

Construction of the project will not impact paleontological resources with implementation of the following mitigation measures:

- MM 13-1 If subsurface paleontological resources are discovered during excavation or construction of the site, work in the affected area shall stop immediately and a qualified paleontologist shall be consulted to develop, if necessary, further mitigation measures to reduce any impact to a less than significant level before construction continues.

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Utilities Department  
The City of Sacramento, Planning & Building Department  
The City of Sacramento, Public Works, Development Services

**Monitoring Program:**

Prior to issuance of Grading Permits the Planning and Building Department will verify that this mitigation measure is included on all construction plans.

**Mitigation: 13b. Archeological Resources**

Construction of the project will not impact archeological resources with implementation of the following mitigation measures:

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RESOLUTION NO.: 2002-116

DATE ADOPTED: MAR - 7 2002

MM 13-2 If subsurface archaeological or historical remains (including, but not limited to, unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 feet of the affected area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Planning & Building Department  
The City of Sacramento, Public Works, Development Services  
The City of Sacramento, Utilities Department

**Monitoring Program:**

Prior to issuance of Grading Permits the Planning and Building Department will verify that this mitigation measure is included on all construction plans.

**Recreational Resources**

**Mitigation: 14a. Park Location Criteria**

Implementation of the following mitigation will ensure that the location of the parks will not impact neighboring residences.

MM 14-1 The Development Agreement between the applicant and the City of Sacramento shall include a clause that requires the developer to provide a written statement that discloses what types of uses will be permitted within the 5-acre Center Park to prospective buyers of homes facing the Center Park and Basin 7a.

**Entities Responsible for Ensuring Compliance:**

The City of Sacramento, Planning and Building Department  
The City of Sacramento, Parks Department, Landscape Architect Section

**Monitoring Program:**

The Planning & Building Department will verify that the Development Agreement includes this clause.

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RESOLUTION NO.: 2002-116  
DATE ADOPTED: MAR - 7 2002

**TECHNICAL REVIEW COMMITTEE (TRC)  
PROJECT INFORMATION**

TRC Agenda Date: 2/28/02

Time Requested at Meeting: 10 minutes

P-Number: P02-010

Project Manager: Antonio Ablog, Assistant Planner, 264-7702

Geographic Area: SouthTeam

Location: NE Corner of Belleview Ave. and Lemon Hill Ave.

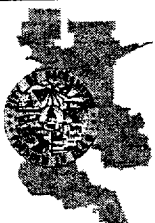
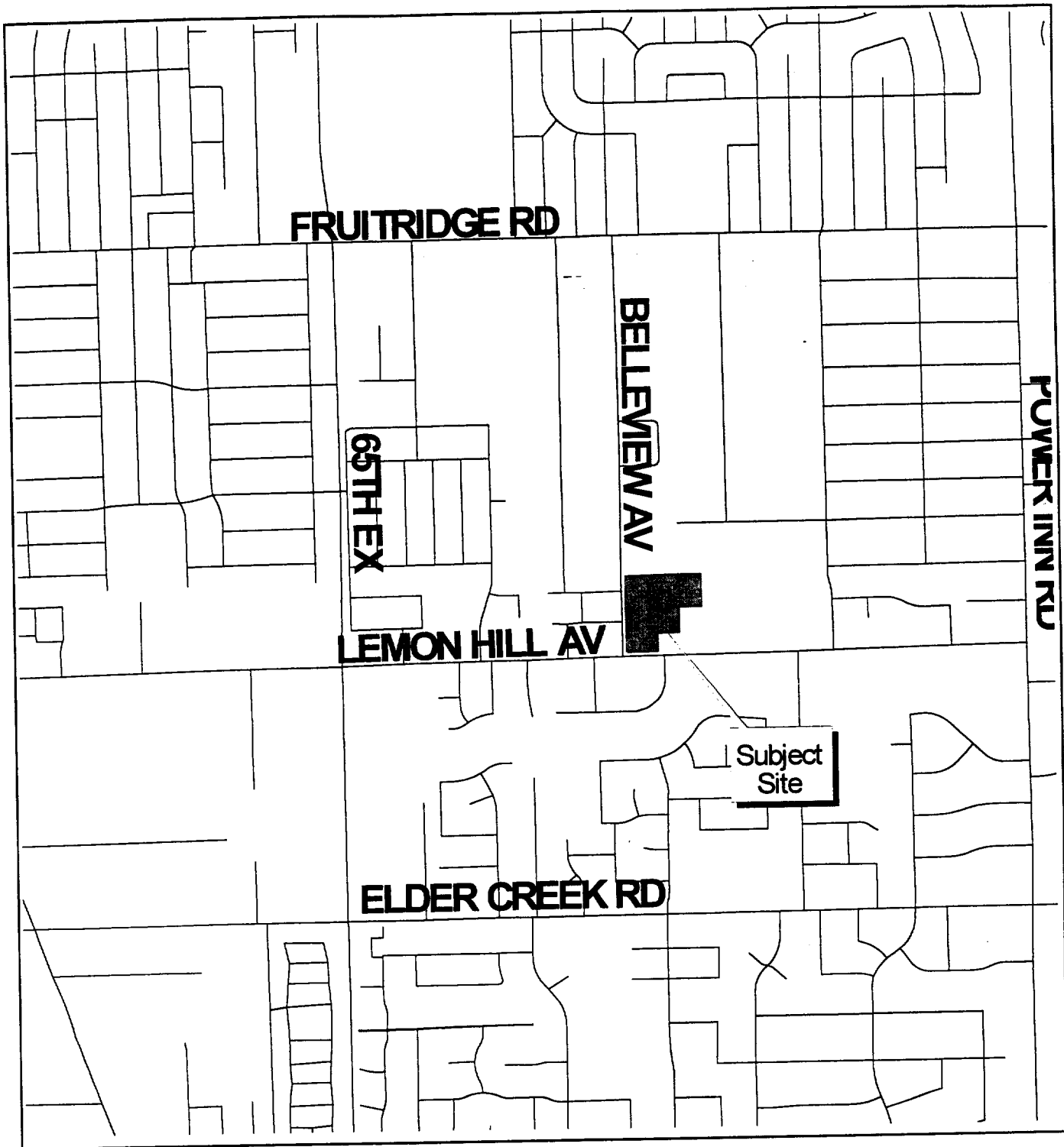
Project Name: Belleview Estates

Entitlements:

- 1) **Environmental Determination:** Negative Declaration
- 2) **Tentative Map** to subdivide 8.2± acres into 36 single family residential lots.
- 3) **Subdivision Modification** to create lots in excess of 160 feet in depth.

	Yes	No
Design Review Requested:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Preservation Review Requested:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Works Review Requested:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utilities Review Requested:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks Review Requested:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Review Requested:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Review Requested:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESOLUTION NO. 2002-116  
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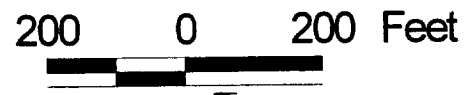
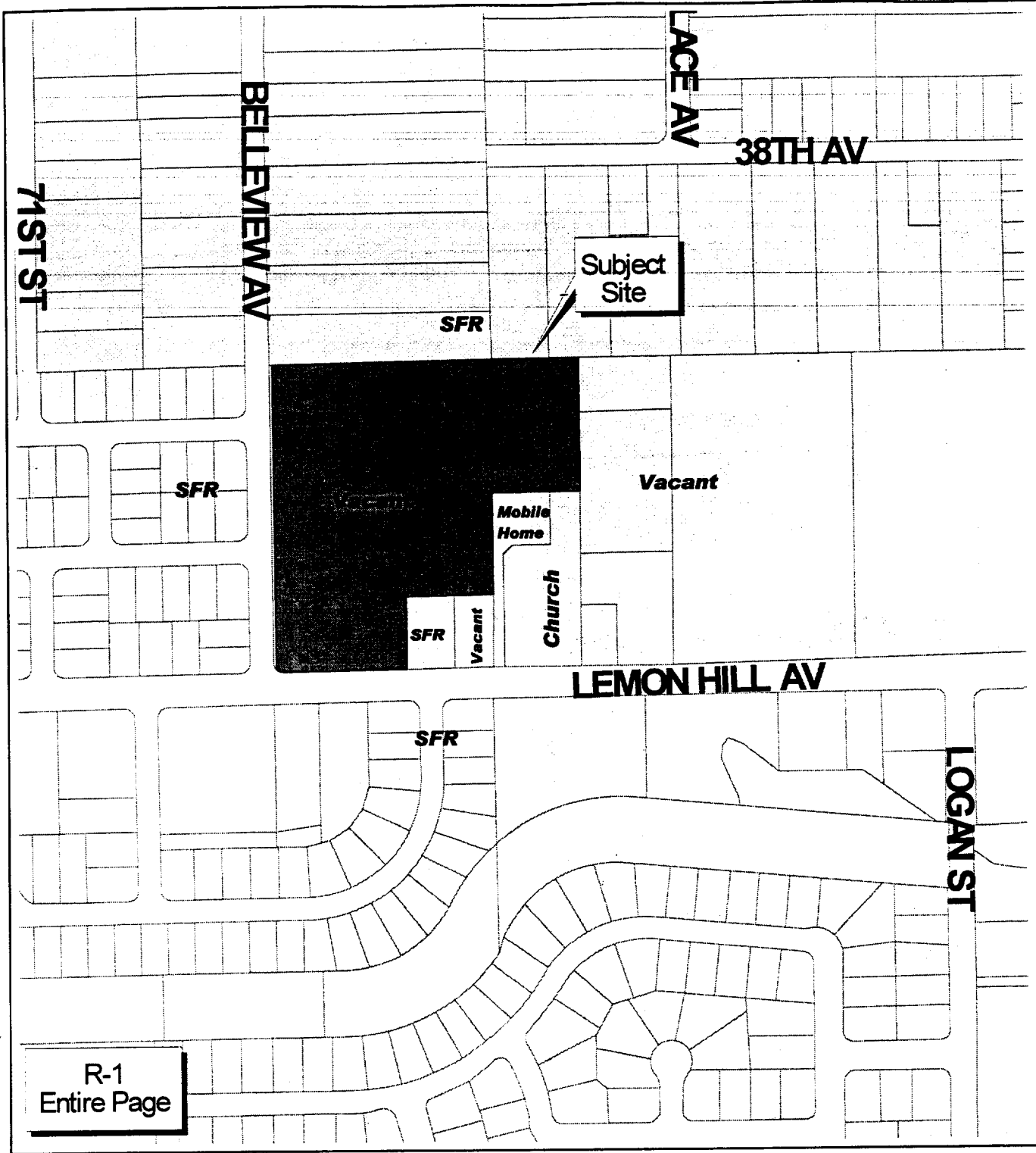
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Department

Geographic  
Information  
Systems

# Vicinity Map Bellview Estates



RESOLUTION NO. 2002-116 P02-010  
MAR - 7 2002



Planning & Building  
Department

Geographic  
Information  
Systems

# Land Use & Zoning Bellview Estates

RESOLUTION NO. 2002-116  
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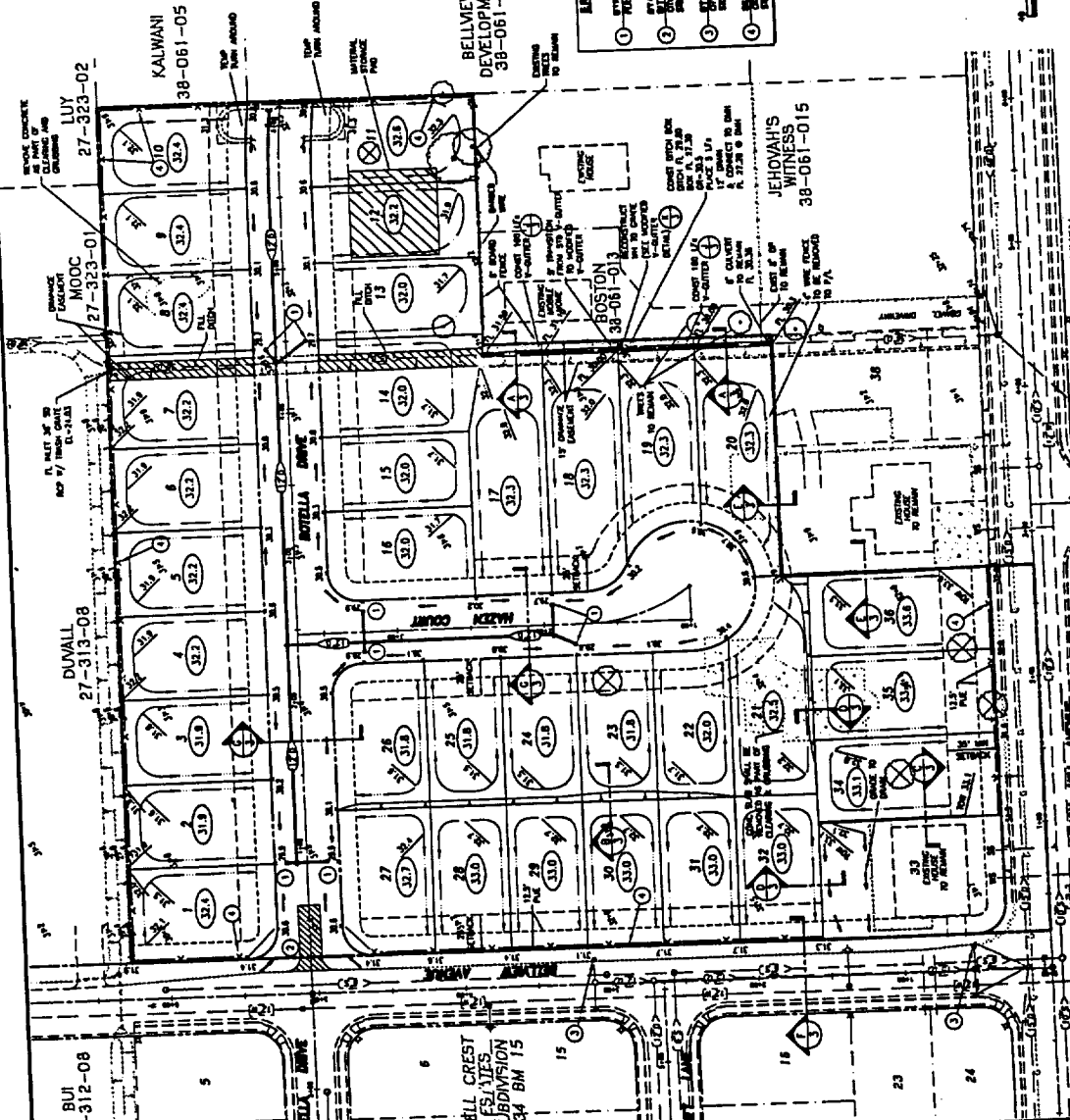
**GRADING LEGEND**

**ELEVATIONS**

1. FINISHED GRADE  
2. EXISTING GRADE  
3. ELEVATION AT 5' INTERVALS  
4. ELEVATION AT 1' INTERVALS  
5. ELEVATION AT 0.5' INTERVALS  
6. ELEVATION AT 0.25' INTERVALS  
7. ELEVATION AT 0.1' INTERVALS  
8. ELEVATION AT 0.05' INTERVALS  
9. ELEVATION AT 0.025' INTERVALS  
10. ELEVATION AT 0.01' INTERVALS  
11. ELEVATION AT 0.005' INTERVALS  
12. ELEVATION AT 0.0025' INTERVALS  
13. ELEVATION AT 0.001' INTERVALS  
14. ELEVATION AT 0.0005' INTERVALS  
15. ELEVATION AT 0.00025' INTERVALS  
16. ELEVATION AT 0.0001' INTERVALS  
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18. ELEVATION AT 0.000025' INTERVALS  
19. ELEVATION AT 0.00001' INTERVALS

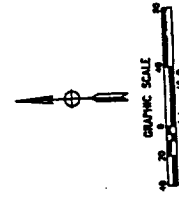
**SYMBOLS**

1. CIRCULAR DRIVE  
2. RECTANGULAR DRIVE  
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4. SIDEWALK  
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**LEGION CONTROL**

1. EXISTING WALLS  
2. EXISTING CONSTRUCTION  
3. EXISTING ROOF  
4. EXISTING FLOOR  
5. EXISTING CEILING  
6. EXISTING INTERIOR PARTITION  
7. EXISTING EXTERIOR PARTITION  
8. EXISTING WINDOW  
9. EXISTING DOOR  
10. EXISTING STAIR



Improvement Plans for  
**Bayview Estates**  
Grading and Erosion Control Plan

PG8-065  
P709  
SHEET 8 of 14

MORTON & RIALO, INC.  
MORTON & RIALO, INC.  
1100 UNIVERSITY AVENUE  
SACRAMENTO, CALIF. 95811

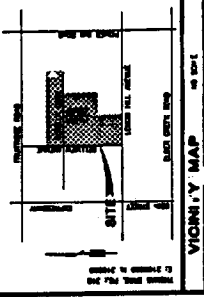
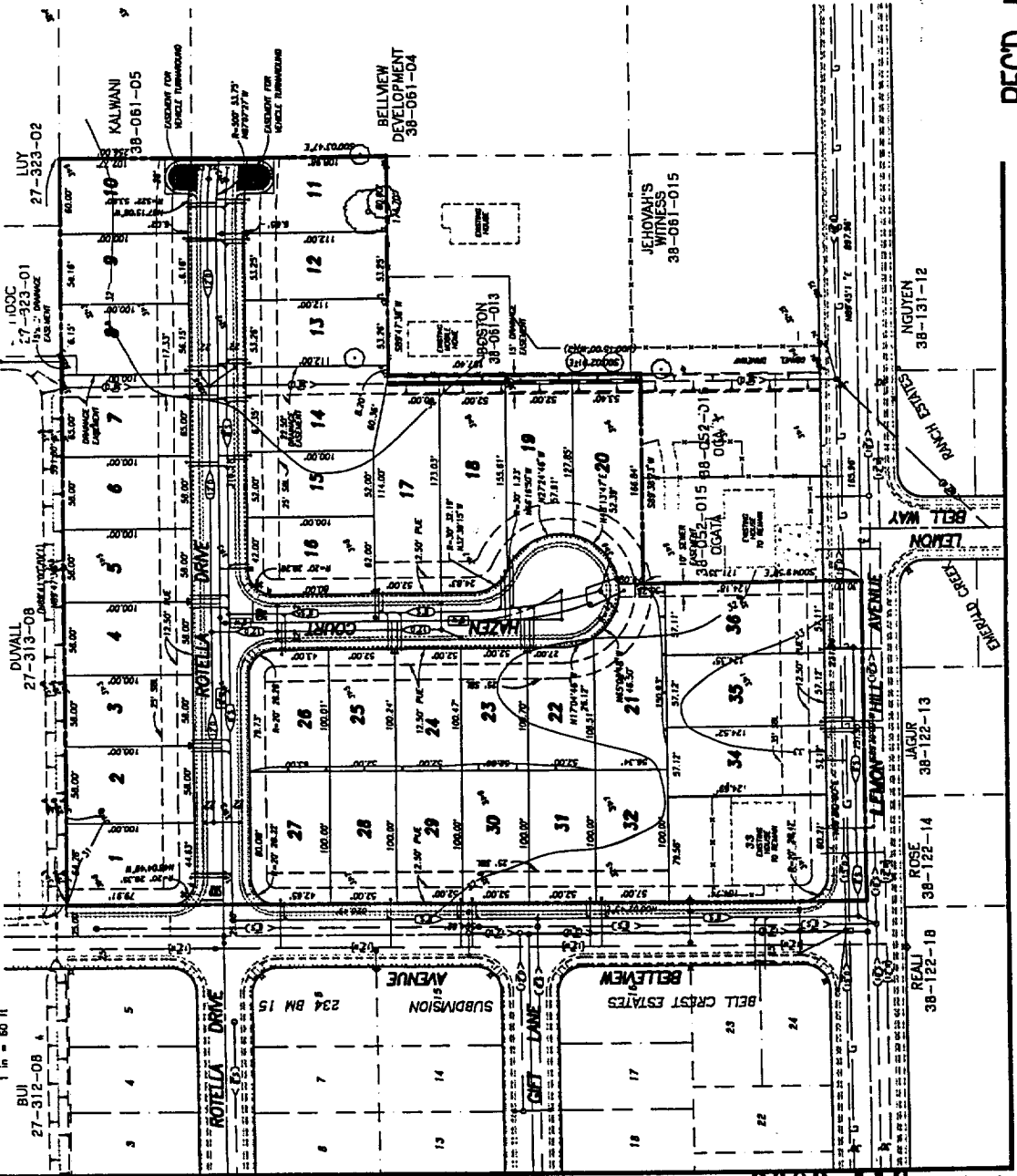
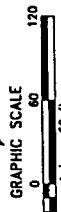
**CITY OF SACRAMENTO**  
DEPARTMENT OF PUBLIC WORKS

Division of: **PLAN**  
Checked by: **JALON**  
Date: **NOVEMBER 2001**

Division of: **DATE**  
Checked by: **DATE**  
Date: **DATE**

RESOLUTION NO. **2002-116**  
**MAR 7 2002**

TENTATIVE SUBDIVISION MAP  
**Belview Estates**  
 CITY OF SACRAMENTO, CALIFORNIA  
 DATE: JAN. 2002 SCALE: 1"=60'



VICINITY MAP

- ARMER & BERGENSEN
- CITY DEVELOPMENT
- 1000 J STREET, SUITE 200
- PACIFIC CITY, CALIFORNIA 95662
- TELEPHONE: (916) 871-2000
- FAX: (916) 871-2025
- APPLICANT
- ARMER & BERGENSEN
- 1000 J STREET, SUITE 200
- SACRAMENTO, CA 95615
- TELEPHONE: (916) 871-2000
- FAX: (916) 871-2025
- ASSESSOR'S PARCEL NUMBER
- 018-061-001
- 018-061-011
- 018-061-012
- 018-061-013
- 018-061-014
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RESOLUTION NO. 0112002  
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