

Section 4. The mitigation monitoring program for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:

1. The mitigation monitoring program has been adopted and implemented as part of the Project;
2. The addendum to the MND does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program;
3. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15074.

Section 5. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

Section 6. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

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Exhibit 4A: Addendum Cover



Development Services Department

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ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does hereby prepare, make, declare, and publish this Addendum to an adopted Mitigated Negative Declaration (MND) for the following described project:

Natomas Central Rezone (P08-066) consists of a general plan amendment, a community plan amendment, a schematic plan amendment, a tentative map, subdivision modifications, and a rezone of 13.3 acres previously approved for the Natomas Central School to 118 single-family residential lots and one park lot in the Natomas Central Planned Unit Development.

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Addendum, would have a significant effect on the environment beyond that which was evaluated in the attached MND. A Subsequent MND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to an adopted MND has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811.

Environmental Services Manager, City of Sacramento,
California, a municipal corporation

Date: August 2008

By:

Exhibit 4B: Mitigation Monitoring Plan

**Natomas Central Rezone (P08-066)
Addendum to Natomas Central PUD MND (P04-174)**

Mitigation Monitoring Plan

July 2008

**Appendix E
Natomas Central
Mitigation Measures Table**

	Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
Seismicity, Soils and Geology			
SSG-1	The developer will retain representatives from a certified engineering firm on-site during preparation and grading operations to observe and test the fill to ensure compliance with recommendations from the geotechnical investigation report.	During all phases of construction associated with grading, soil excavation and conditioning.	City of Sacramento and K. Hovnanian Forecast Homes
SSG-2	If development activities involving soil conditions are conducted during the wet season (October 15 th through March 15 th), the developer and contractors will implement specific wet-season construction measures provided by a certified engineering firm.	Prior to and during the period of October 15th through April 15th if construction activities associated with soils are necessary to occur within the anticipated rainy season.	City of Sacramento and K. Hovnanian Forecast Homes

	Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
SSG-3	<p>Although the soils are capable of supporting the proposed structures a majority of the on-site soils have been disturbed through past agricultural uses. Soils that have been subject to historic agricultural uses will be properly conditioned by thorough recompaction of upper soils in compliance with the UBC and CUBC adopted by the City of Sacramento. Recommendations for constructing the type(s) of foundations used on the project site (post-tensioned concrete foundation/slab systems, or continuous and spread foundations) will be implemented as outlined in the Wallace-Kuhl Geotechnical Engineer Report (2004b), as well as the site preparation recommendations that address the potentially expansive clays located on the project site. This includes the reinforcement of continuous foundations with a minimum of four No. 4 reinforcing bars, placed two each on the top and bottom, to minimize the effects of the potentially expansive soils. To impede moisture migration beneath the structures, perimeter foundations will be continuous around the entire structure.</p>	<p>During all phases of construction.</p>	<p>City of Sacramento and K. Hovnanian Forecast Homes</p>
SSG-4	<p>Due to the expansive nature of the on-site soils, engineered fill will be used along with post-tensioned foundations or deepened and heavily reinforced conventional foundations.</p>	<p>During all phases of construction.</p>	<p>City of Sacramento and K. Hovnanian Forecast Homes</p>

Resolution 2005-774 Adopted October 25, 2005

	Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
SSG-5	<p>The dewatering system for the Natomas Central project will be designed, constructed, and developed by a dewatering contractor who has experience with performing such activities in the immediate vicinity of the project site. Excavation and dewatering activities should be scheduled during the early summer months to allow the subsurface soils maximum drying time once the system is operational, but late enough during the season so that groundwater elevations are low to minimize dewatering activities as described in Mitigation Measure W-2.</p>	<p>During all phases of construction requiring dewatering activities. Excavation and dewatering activities shall be scheduled as early as possible during the early summer months to allow the subsurface soils maximum drying time once the system is operational.</p>	<p>City of Sacramento and K. Hovnanian Forecast Homes</p>
SSG-6	<p>Continuous flow meters, or other similar devices, will be installed by the dewatering contractor to meter the dewatering, as required in Section 2.4.2 of the <i>North Natomas Drainage Design and Procedures Manual</i>. Records of this information, and all other dewatering information, will be kept on file by the dewatering contractor and made available to the City of Sacramento and all other project consultants upon request to ensure compliance with this mitigation measure is being met.</p>	<p>During all phases of construction requiring dewatering activities.</p>	<p>Contractor selected by K. Hovnanian Forecast Homes to conduct dewatering activities on the project site.</p>

Background Information for Mitigation Measure	Timing for Implementation of Mitigation Measures	Parties Responsible for Enforcement of Mitigation Measures and Monitoring
SSG-7	If water collected during dewatering activities will be discharged into any nearby water body it will be filtered to ensure that pollutant and sediment levels are at or below water quality standards established by the Regional Water Quality Control Board (RWQCB). If the effluent is to be taken off site, it will be properly treated and disposed of.	During all phases of construction requiring dewatering activities. Contractor selected by K. Hovnanian Forecast Homes to conduct dewatering activities on the project site.

<p>Water</p>	<p>The City of Sacramento has obtained a NPDES permit. Compliance with this permit will ensure water quality will be maintained and erosion and sediment movement minimized during construction activities for the Natomas Central project. The SWPPP shall provide Best Management Practices (BMPs) that will be employed to prevent runoff, erosion, and release of contaminants into the City's storm drain system and area watershed, and to preserve water quality. The designated SWPPP monitor will inspect the site and all installed BMPs after storm events, and periodically as is required by the NPDES permit and SWPPP monitoring reports will be filed in the copy of the SWPPP kept on site, as well as with the project manager or erosion control specialist in charge of maintaining storm water control on the project site. Inspections shall serve to determine compliance with the NPDES permit, BMP effectiveness, and provide feedback on maintenance and/or additional measures necessary to ensure water quality is protected and sediments are not released from the project site.</p>	<p>City of Sacramento, K. Hovnanian Forecast Homes, contractors and subcontractors, and RWQCB</p>
<p>W-1</p>	<p>As required by the Department of Utilities, a Storm Water Pollution Prevention Plan (SWPPP) shall be developed for all phases of the project. The SWPPP shall be in place prior to commencement of grading or earth moving activities. Appropriate BMPs must be installed and inspected during all phases of the project until all disturbed soil has been stabilized, and a Notice of Termination (NOT) has been filed and accepted by the RWQCB.</p>	

<p>W-1 Continued</p>	<p>BMPs implemented, as part of the SWPPP should include the following procedures:</p> <ul style="list-style-type: none"> (1) restricting grading to the dry season (2) utilizing erosion control blankets, hydroseeding, or similar practices to protect finished graded slopes from erosion (3) protecting downstream storm drainage inlets from sedimentation through the use of sediment barriers and protection of stormdrain inlets through the use of drop inlet sediment sacks and sand bags (4) use of silt fencing and straw wattles to retain sediment on the project site (5) use of temporary water conveyance and water diversion structures to eliminate runoff to the fill slopes (6) any other suitable measures outlined in an approved Erosion Control Manual, which will provide technical guidance for temporary and permanent erosion prevention and sediment control to be used by site designers, developers, contractors and local government agencies during the construction process, before, during and after clearing, grubbing, grading and excavation. 		
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<p>W-2</p>	<p>Conduct any required dewatering activities necessary for construction of Natomas Central Lake during the summer months to reduce the amount of ground water pumping necessary to lower ground water elevations. However due to the conditioning required of the exposed soils to allow adequate drying time before application of the proposed clay liner within the basin, the timing of these construction activities will not extend into late summer.</p>	<p>Early summer months when construction activities anticipate the need for dewatering associated with construction of Natomas Central Lake.</p>	<p>City of Sacramento, K. Hovnanian Forecast Homes, contractors and subcontractors, and RWQCB</p>
<p>W-3</p>	<p>The project proponent will incorporate low-impact-development measures such as pervious pavement and sidewalks, and grassy swales where appropriate and feasible</p>	<p>Low impact development measures will be considered for inclusion in the project design during all phases of construction and implemented where appropriate.</p>	<p>K. Hovnanian Forecast Homes</p>

Air Quality			
AQ-1	<p>Prior to groundbreaking the project proponent will submit a Construction Emission/Dust Control Plan to the City of Sacramento, SMAQMD, and CARB, which will include at a minimum the Mitigation Measures AQ-2 through AQ-9 below.</p>	Prior to groundbreaking.	K. Hovnanian Forecast Homes
AQ-2	<p>The construction contractor will provide the City of Sacramento, SMAQMD, and the CARB with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento, SMAQMD, and CARB, a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. The inventory will be updated and submitted monthly throughout the duration of the project, except for any 30-day period in which no construction activities occur. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with</p>	<p>Prior to groundbreaking the construction contractor will submit an inventory of off-road construction equipment to be used for a total of 40 hours or more for the project to City of Sacramento, SMAQMD, and CARB. The inventory will be updated and submitted monthly throughout the duration of the project, except for any 30-day period in which no construction activities occur. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.</p>	<p>Construction contractor for the project and K. Hovnanian Forecast Homes</p>

	<p>the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.</p>		
<p>AQ-3</p>	<p>The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento, SMAQMD, and CARB shall be notified within 48-hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey.</p>	<p>During all phases of construction. Visual inspections of equipment conducted weekly, and a monthly summary of this survey shall be submitted to City of Sacramento, SMAQMD, and CARB throughout the duration of the project (except for 30-day periods of inactivity).</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD</p>

<p>AQ-4</p>	<p>Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants.</p>	<p>During all phases of the project. The project proponent will review amendments to CARB and SMAQMD regulations every six months during construction, and comply with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes</p>
<p>AQ-5</p>	<p>Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the Urbemis emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the significance threshold will be \$1,135,655. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated.</p>	<p>Fees will be paid prior to the issuance of a building permit.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD</p>

<p>AQ-6</p>	<p>During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures.</p>	<p>Watering of exposed surfaces will occur twice a day during all phases involving clearing, grading, earth-moving, or excavation operations. Watering of hauling roads will occur three times a day during all phases of paving of construction roads, and may include other dust-preventive measures.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes</p>
<p>AQ-7</p>	<p>All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour.</p>	<p>During periods where winds exceed 20 mph averaged over 1 hour.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes</p>
<p>AQ-8</p>	<p>Any portions of the construction site that remains inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications.</p>	<p>During all phases of construction.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes</p>

<p>AQ-9</p>	<p>All vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114.</p>	<p>During all phases of construction</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes</p>
<p>AQ-10</p>	<p>Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 15%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment.</p>	<p>During construction of homes and facilities.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes and City of Sacramento</p>

<p>AQ-11</p>	<p>Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs/day over the threshold by 365 days (one year of emissions), determining the total project NOx over the threshold in tons, and multiplying that average by the Carl Moyer Program standard of \$13,600 per ton. Based upon the Urbemis emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be \$230,384. If the projected operational emissions change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated.</p>	<p>This fee shall be paid prior to issuance of building permits.</p>	<p>Construction contractor for the project, K. Hovnanian Forecast Homes and SMAQMD</p>
<p>Biological Resources</p>			
<p>BR-1</p>	<p>The project applicant/developer shall complete pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanical, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, loggerhead shrike and burrowing owl.</p>	<p>The developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP.</p>	<p>K. Hovnanian Forecast Homes</p>

<p>BR-2</p>	<p>The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITPs issued by the USFWS and CDFG.</p>	<p>Timing and implementation of these measures are variable. Consult the 2003 Natomas Basin Habitat Conservation Plan for specific details.</p>	<p>K. Hovnanian Forecast Homes</p>
<p>BR-3</p>	<p>For sites that contain GGS habitat, the project area will be surveyed for the presence of GGS no more than 24 hours prior to the start of construction activities (site preparation grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities.</p> <p>Clearing will be confined to the minimal area necessary to facilitate construction activities. GGS habitat within and adjacent to the project site will be designated with flags as an "Environmentally Sensitive Area" to ensure avoidance by construction personnel. The project developer will ensure all construction personnel associated with the project are alerted to the location of the protected habitat.</p>	<p>Sites containing GGS habitat will be surveyed for the presence of GGS no more than 24 hours prior to the start of construction activities (site preparation or grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities.</p>	<p>K. Hovnanian Forecast Homes</p>

<p>BR-4</p>	<p>Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by the USFWS. This training will provide workers with instructions for identifying GGS and their habitat, and the procedures to follow if GGS is encountered on site during construction activities. At this time an on-site biological monitor will be selected in accordance with the U.S. Fish and Wildlife Service requirements.</p>	<p>Prior to construction activities in the vicinity of giant garter snake habitat.</p>	<p>K. Hovnanian Forecast Homes</p>
<p>BR-5</p>	<p>If a live GGS is found during construction activities, the USFWS and the assigned biological monitor will immediately be notified. Escape routes for GGS should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following: Stop construction in the vicinity of the snake. Monitor the snake and allow it to leave the area on its own. The monitor should remain in the area for the remainder of the work day to ensure the snake is not harmed, or if it does leave the site, that it does not return. Escape routes for the snake should be determined in advance of construction and snakes shall be allowed to leave on their own. If the snake does not leave within one working day, further consultation with USFWS is required.</p>	<p>Contact the USFWS immediately if a giant garter snake is identified on the site during any phase of construction. USFWS will provide additional recommendations as necessary.</p>	<p>K. Hovnanian Forecast Homes</p>

<p>BR-6</p>	<p>GGS may use fill or construction debris as an over-wintering site. Upon completion of construction activities all excess fill and/or construction debris will be removed from the site. If the material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS are not using the material for hibernation.</p> <p>Material that could entangle snakes (i.e. plastic, monofilament, jute, or similar erosion control matting) will not be placed within 200 feet of snake aquatic or rice habitat. Substitutions for these materials include coconut coir matting, tactified hydroseeding compounds or other materials approved by the USFWS.</p>	<p>Upon completion of construction activities during all phases of construction all temporary fill and/or construction debris will be removed from the site.</p> <p>If unused material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS are not using the material for hibernation.</p> <p>During all phases of construction material that could entangle snakes will not be placed within 200 feet of snake aquatic or rice habitat.</p>	<p>K. Hovnanian Forecast Homes</p>
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<p>BR-7</p>	<p>If an active loggerhead shrike nest is identified on site that will be impacted by the project, brightly colored construction fencing will be installed to provide a 100-foot buffer from the nest. No disturbance associated with development of the project shall occur within the 100-foot buffer zone during the nesting season of March 1 through July 31. A qualified biologist, with concurrence with USFWS, will determine when the young have fledged or that the nest is no longer occupied prior to disturbance of the nest site.</p>	<p>For active loggerhead shrike nests identified during the pre-construction survey, no disturbance associated with development will occur within the 100-foot buffer from March 1 through July 31 or until a qualified biologist, in concurrence with USFWS has determined that the young have fledged or that the nest is no longer occupied prior to disturbance of the nest site.</p>	<p>K. Hovnanian Forecast Homes</p>
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Resolution 2005-774

Adopted October 25, 2005

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<p style="text-align: center;">BR-8</p>	<p>If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed upon by the City of Sacramento and the developer prior to initiation of any physical disturbance on the site. USFWS and CDFG shall be contacted regarding suitable mitigation, which may include a 300-foot buffer from the nest site during the breeding season (February 1 – August 31), or a relocation effort for the owls if: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If relocation of the owls is approved for the site by USFWS or CDFG, a qualified biologist will prepare a plan for relocating the owls to a suitable site.</p> <p>If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The buffer zone shall be marked with yellow caution tape, stakes, or temporary fencing, and maintained throughout the construction period.</p>	<p>Prior to initiation of any physical disturbance on the site.</p> <p>Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFG verifies through non-invasive measures that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>USFWS and CDFG will be consulted and they will provide suitable mitigation if nests occur on-site during the breeding season (February 1 – August 31). If on-site buffer zones or avoidance areas are established, these will be maintained and avoided throughout the entire construction period of the site or until disturbance of these areas has been approved by USFWS or CDFG. Timing of relocation measures will be provided by USFWS or CDFG if necessary.</p>	<p>K. Hovnanian Forecast Homes and City of Sacramento</p>
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<p>BR-9</p>	<p>If active nests are found on the site during pre-construction surveys, then CDFG should be consulted for mitigation measures that may be required. Typically CDFG will recommend that no construction activities occur within 500 feet of the nests, until the young have fledged or until the biologist determines that the nest is no longer active. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities are proposed to occur during non-breeding season (September-January), a pre-construction survey is not required and no further studies are necessary.</p>	<p>As a condition of grading permit issuance a pre-construction survey will be conducted for construction activities expected to occur during the nesting season (February-August), to determine if active nests are present on or within 500 feet of the site. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary.</p>	<p>CDFG and K. Hovnanian Forecast Homes</p>
<p>BR-10</p>	<p>Passive recreation use of the parkway and open space parcels located along Fisherman's Lake will be authorized between the months of September 1st to March 30th. To minimize disturbance to Swainson's hawks during breeding and nesting activities, use of the open space and park buffers located along Fisherman's Lake will be restricted from passive recreational use during the Swainson's hawk nesting season. Gates will be installed along pedestrian and bicycle paths and other areas of recreation along Fisherman's Lake between April 1st and August 31st to restrict access to these areas where potential trees along Fisherman's Lake could be utilized by Swainson's hawks.</p>	<p>Access to the parkway and open space areas located along Fisherman's Lake will be restricted during the Swainson's hawk breeding and nesting period from April 1st through August 31st.</p>	<p>K. Hovnanian Forecast Homes and City of Sacramento</p>

Noise		
N-1	Construction contractors will utilize best available noise control techniques, i.e. manufacturer installed or improved mufflers, equipment redesign, intake silencers, ducts, engine enclosures and noise attenuating shields or shrouds on all heavy equipment and all stationary noise generating construction equipment (i.e. diesel generators).	During all phases of construction. Construction contractor and K. Hovnanian Forecast Homes.
N-2	Equipment warm up areas, water tanks, and equipment storage, staging, and maintenance areas will be located as far away from existing residential areas as is feasible.	During all phases of construction. Construction contractor and K. Hovnanian Forecast Homes
N-3	Prior to project grading, conduct a noise analysis to determine if traffic noise within the development is expected to exceed the City of Sacramento noise ordinance. As approved by the City, incorporate any recommendations from the noise study into the project design.	Prior to grading. Construction contractor and K. Hovnanian Forecast Homes and City of Sacramento

<p>N-4</p>	<p>All second story floors for lots with adjacent to Del Paso and El Centro roads will have all exterior windows and doors that have a laboratory-tested sound transmission class (STC) ratings of 31 or greater. All exterior doors will have appropriate perimeter weather stripping and threshold seals.</p>	<p>During all phases of home construction.</p>	<p>Home building contractors and K. Hovnanian Forecast Homes</p>
<p>N-5</p>	<p>Forecast Homes, or successor in interest, as required by Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4, and 1353 of the Civil Code, will notify any and all persons who intend to purchase or lease land within the subdivision that the property is within an airport influence area.</p>	<p>During all phases of property sales.</p>	<p>K. Hovnanian Forecast Homes</p>
<p>Aesthetics, Lighting and Glare</p>			
<p>ALG-1</p>	<p>Reflective materials, including reflective windows, shall be limited to areas of facilities and building surfaces such that glare from the reflective materials does not unduly impact adjacent residences.</p>	<p>During building construction phases for the project associated with reflective materials, such as windows.</p>	<p>Construction contractor and K. Hovnanian Forecast Homes</p>
<p>ALG-2</p>	<p>All outdoor lighting fixtures, including those used to illuminate sports fields, courts, and parking areas, shall be shielded or constructed so that light emitted by the fixture is focused on the surface to be illuminated.</p>	<p>During the construction phases associated with the installation of outdoor lighting and sources of glare, including parking areas and outdoor ball fields and courts.</p>	<p>Construction contractor and K. Hovnanian Forecast Homes</p>

<p>ALG-3</p>	<p>Lighting on the project site shall not indirectly illuminate adjacent residences at a level greater than one foot-candle in intensity when measured from the portion of the residence facing the illuminated area. If indirect illumination at a residence is greater than one foot-candle, the developer shall ascertain the cause of the indirect illumination, and if necessary, implement appropriate measures to reduce such illumination.</p>	<p>After the installation of outdoor lighting has been completed, the lighting intensity indirectly affecting adjacent residences will be determined. If indirect lighting on adjacent residences exceeds one candle-foot additional mitigation measures to reduce indirect lighting to adjacent residences will be implemented at this time if necessary.</p>	<p>Construction contractor and K. Hovnanian Forecast Homes</p>
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<p>Cultural Resources</p>	<p>A comprehensive field reconnaissance shall be completed for the project site prior to initiating grading on the project site. This survey should be at least as comprehensive as the investigations completed for the EIR. A copy of the survey, along with conclusions and recommendations will be included in the application for land use entitlement submitted to the City.</p> <p>In addition to the field reconnaissance survey, a subsurface archaeological testing program will be initiated. This will include excavating auger holes and small shovel units (approximately 1 x 1 meter). The subsurface testing will focus on defining the vertical and horizontal extent and cultural complexity and significance of the resources. All testing activities will be accomplished within the context of an acceptable archaeological research design and in full consultation with the Native American community and the State Historic Preservation Office. Upon completion of the testing procedure, the archaeological data will be compared to the detailed development plans for the project and used to identify specific impact and mitigation measures to be implemented. If archaeological resources are identified on the project site, the preferred method of mitigation is in place preservation of archaeological sites, and would require redesign of the development plan to incorporate the archaeological site into an open space preserve area. Alternative measures may be adopted if on site preservation cannot be accomplished.</p>	<p>Prior to groundbreaking.</p>	<p>K. Hovnanian Forecast Homes</p>
<p>CR-1</p>			

Attachment 5: General Plan Amendment

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE GENERAL PLAN LAND USE MAP FOR APPROXIMATELY 2.3 ACRES OF PARKS-RECREATION-OPEN SPACE AND APPROXIMATELY 2.9 ACRES OF MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF KOS ISLAND AVENUE AND NATOMAS CENTRAL DRIVE (P08-066)(APNS: 225-2270-019; -027)

BACKGROUND

- A. On September 25, 2008, the City Planning Commission conducted a public hearing on, and forwarded the General Plan Amendment for the Natomas Central Rezone Project with no recommendation to the City Council.
- B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.204.020, and received and considered evidence concerning the Natomas Central Rezone project.
- C. The proposed land use amendment is consistent with the conversion of this site to low density residential to implement the General Plan policy that adequate housing opportunities are provided for all income households and that projected housing needs are accommodated.
- D. The proposal is consistent with the goals of the General Plan to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property (APN: 225-2270-019; -027), as described on the attached Exhibit 2A, within the City of Sacramento, is hereby designated on the General Plan land use map as Low Density Residential 4 – 15 du/na.

Table of Contents:

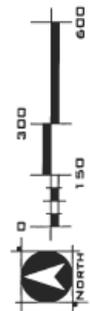
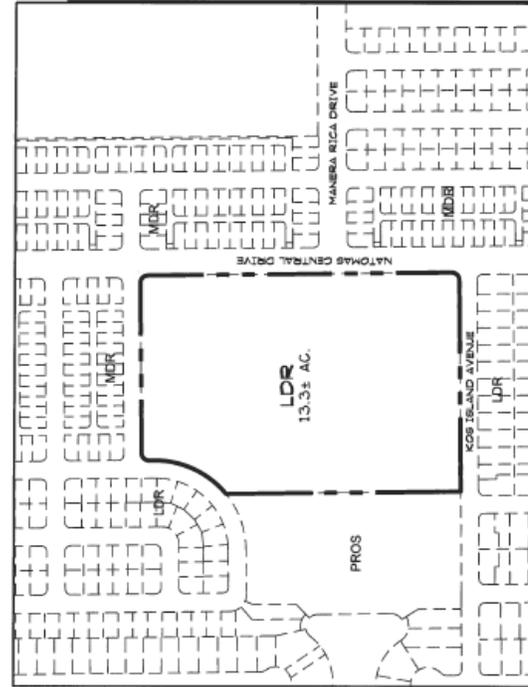
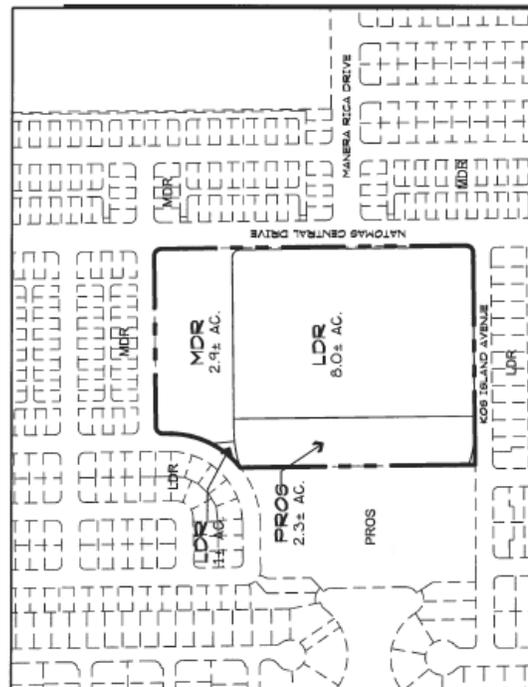
Exhibit 5A: General Plan Amendment

Exhibit 5A: General Plan Amendment

GENERAL PLAN AMENDMENT EXHIBIT
WESTSHORE - PARCEL A
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 23, 2008

SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
LDR	LOW DENSITY RESIDENTIAL (4-10 DU/AC)	0.1	13.3	+13.2
MDR	MEDIUM DENSITY RESIDENTIAL (16-24 DU/AC)	2.9	0.0	-2.9
PROS	PARK-RECREATION-OPEN SPACE	2.3	0.0	-2.3
TOTAL		5.3	13.3	+8.0



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Attachment 6: Community Plan Amendment

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE NORTH NATOMAS COMMUNITY PLAN LAND USE MAP TO REDESIGNATE APPROXIMATELY 2.3 ACRES OF PARKS/OPEN SPACE AND APPROXIMATELY 8 ACRES OF GENERAL PUBLIC FACILITIES TO MEDIUM DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF NATOMAS CENTRAL DRIVE AND KOS ISLAND AVENUE (P08-066)(APN: 225-2270-019; 027)

BACKGROUND

- A. On September 25, 2008, the City Planning Commission conducted a public hearing on, and forwarded the Community Plan Amendment for the Natomas Central Rezone Project to the City Council with no recommendation.
- B. On November 6, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.204.020, and received and considered evidence concerning the project.
- C. The proposed land use amendment is consistent with the conversion of this site to Medium Density Residential to implement the goals and policies of the North Natomas Community Plan to provide a variety of housing densities, types, and prices to enhance a neighborhood identity and serve the wide array of residents.
- D. The proposed plan amendment is compatible with the surrounding uses.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property (APN:225-2270-019; -027), as described on the attached Exhibit 3A, within the City of Sacramento, is hereby designated on the North Natomas land use map as Medium Density Residential.

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Exhibit 6A: Community Plan Amendment

Exhibit 6A: Community Plan Amendment

