

RESOLUTION NO. 2006-534

Adopted by the Sacramento City Council

July 18, 2006

APPROVING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE NATOMAS PLACE PROJECT, LOCATED SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P05-129) (APN: 225-0060-025, -026, AND -027)

BACKGROUND

- A. The City Council of the City of Sacramento finds as follows:
1. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on Pardee at Natomas (P05-129) ("Project") to determine if the Project may have a significant effect on the environment.
 2. The Initial Study identified potentially significant effects of the Project. Revisions to the Project made by the Project applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows
 - a. On March 29, 2006 a Notice of Availability/Intent to Approve the MND (NOI) dated March 29, 2006 was circulated for public comments for 30 days. The public comment period began on March 29, 2006 and ended on April 27, 2006. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.
 - b. On March 29, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

- c. On March 29, 2006 a Notice of Completion and 15 copies of the NOI were filed with the Office of Planning and Research, State Clearinghouse, for circulation to state agencies.
3. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.
4. Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Program to require all reasonable feasible mitigation measures be implemented.
5. The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.
6. 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.

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

- Section 1. The City Council ratifies the Mitigated Negative Declaration for Natomas Place (P05-129).
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Natomas Place project (P05-129) based upon the following findings:
 1. One or more mitigation measures have been added to the above-identified project,
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the plan.

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Exhibit A**

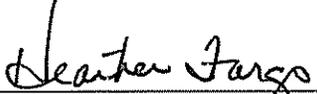
Adopted by the City of Sacramento City Council on July 18, 2006 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor, Heather Fargo

Attest:



Shirley Concolino, City Clerk

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PLAN

FOR
PARDEE AT NATOMAS (P05-129)

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
MAY 1, 2006

ADOPTED BY:
CITY OF SACRAMENTO
CITY COUNCIL

DATE:

ATTEST:

**PARDEE AT NATOMAS (P05-129)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd, Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Pardee at Natomas / P05-129
Owner/Developer- Name: Pardee Homes, David Ragland
Address: 2377 Gold Meadow Way, Suite 100
Gold River, CA 95670

Project Location / Legal Description of Property (if recorded):

The project is located in the North Natomas Community Plan area of the City of Sacramento at the southeast corner of Del Paso Road and Gateway Park Boulevard. APNs: 225-0060-025, -026, -027.

Project Description:

The proposed project includes requests for amendments to the General Plan and the North Natomas Community Plan; zoning ordinance amendments; approval of a tentative subdivision map; establishment of a Planned Unit Development (PUD) with related development guidelines and schematic plan; and PUD Special Permits for construction of residential units. The proposed tentative map subdivides 144 acres into 640 single family lots, one multi-family lot for condominiums, one park lot, one employment center lot and one detention basin lot.

The development proposed at this time includes construction of a maximum of 1000 single-family residential units, including 640 detached single-family dwelling units, 360 condominiums and townhouses, a detention basin for stormwater purposes, and the associated infrastructure and landscaping improvements. The parcels proposed for employment center and light industrial uses in the PUD are not proposed for development at this time.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Air Quality, Transportation/Circulation, Biological Resources, Noise, and Cultural Resources. The intent of the 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 identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>5. AIR QUALITY</p> <p>Air Quality 1: The construction contractor will provide the City of Sacramento and SMAQMD 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 and SMAQMD 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. 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>Air Quality 2: 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</p>	<p>Applicant / Developer</p>	<p>City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>	<p>Applicant / Developer shall provide a Construction Mitigation Plan (equipment list) to the City of Sacramento DSD and SMAQMD to review and approve compliance measures.</p> <p>Site visits may be conducted by SMAQMD to confirm compliance, and response on a complaint basis.</p>	<p>Prior to issuance of grading permits</p> <p>On-site monitoring conducted during construction</p>	
	<p>Applicant / Developer</p>	<p>City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air</p>	<p>Provide verification of compliance to the City of Sacramento DSD and SMAQMD</p>	<p>Prior to and during grading and construction activities.</p>	

			VERIFICATION OF COMPLIANCE		
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<p>(or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento AND SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. The project contractor shall insure that a visual survey of all in-operation equipment is made at least weekly, and a monthly summary of the visual survey results shall be submitted by the contractor to the City of Sacramento and to SMAQMD 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>Air Quality 3: 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>	Applicant / Developer	<p>Quality Management District (SMAQMD)</p> <p>City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>	<p>Provide verification of compliance to the City of Sacramento DSD and SMAQMD</p>	<p>On-site monitoring conducted during construction</p> <p>Prior to and during grading and construction activities</p> <p>On-site monitoring conducted during construction</p>	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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<p>Air Quality 4: 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 \$142,122. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be recalculated. During construction of the proposed improvements, grading activities have the potential to result in the generation of significant amounts of fugitive dust that could potentially expose sensitive receptors to criteria pollutants unless mitigated. Mitigation Measures AQ-5 through AQ-8 will reduce these impacts to a less than significant level.</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to issuance of grading permits.	
<p>Air Quality 5: 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>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District	<p>Measures shall be listed on all construction and grading plans.</p> <p>Site visits may be conducted by SMAQMD to confirm</p>	<p>Prior to and during grading and construction activities</p> <p>On-site monitoring conducted during</p>	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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<p>Air Quality 6: All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour.</p>	Applicant / Developer	(SMAQMD) City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	<p>compliance, and response on a complaint basis.</p> <p>Measures shall be listed on all construction and grading plans.</p>	<p>construction</p> <p>Prior to and during grading and construction activities</p>	
<p>Air Quality 7: Any portions of the construction site that remain 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>	Applicant / Developer	(SMAQMD)	<p>Measures shall be listed on all construction and grading plans.</p>	<p>On-site monitoring conducted during construction</p>	
<p>Air Quality 8: 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>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	<p>Measures shall be listed on all construction and grading plans.</p> <p>Site visits may be conducted by SMAQMD to confirm compliance, and response on a complaint basis.</p>	<p>Prior to and during grading and construction activities</p> <p>On-site monitoring conducted during construction</p>	
<p>Air Quality 9: Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and	<p>Provide verification of compliance to the City of Sacramento DSD and</p>	<p>Prior to issuance of grading permits</p>	

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<p>designed to reduce area source and operational NOx emissions by 20%. 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>Air Quality 10: 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 overage by the Carl Moyer Program standard of \$13,600 per ton. 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 operational NOx emissions over the significance threshold will be \$48,416.00. 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>	Applicant / Developer	<p>Sacramento Metropolitan Air Quality Management District (SMAQMD)</p> <p>City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>	<p>SMAQMD to review and approve compliance measures.</p> <p>Provide verification of compliance to the City of Sacramento DSD and SMAQMD</p>	Prior to issuance of final building permits	
<p>6. TRANSPORTATION / CIRCULATION</p> <p>Traffic 1: The applicant shall pay its fair</p>	Applicant / Developer	City of Sacramento	Provide verification of	Measures shall be	

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<p>share of the installation of a traffic signal at the Del Paso Road/I-5 Southbound Ramps intersection.</p> <p>Traffic 2: The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Northbound Ramps intersection.</p> <p>Traffic 3: The applicant shall pay the cost of modifying the signal timing at the Del Paso Road/Truxel Road/Natomas Boulevard intersection to extend the maximum green time for the eastbound left-turn movement and pay traffic impact fees or a fair share of the cost for planned improvements to provide dual eastbound left turn lanes at the intersection</p> <p>Traffic 4: The applicant shall install a traffic signal at the Terracina Drive/Gateway Park Boulevard intersection and provide the following lane configurations:</p> <ul style="list-style-type: none"> o Northbound: Provide a left-turn lane (150 feet), two through lanes, and a right-turn lane o Southbound: Provide a left-turn lane (250 feet), two through lanes, and a 	<p>Applicant / Developer</p> <p>Applicant / Developer</p> <p>Applicant / Developer</p>	<p>Development Services Department (DSD)</p> <p>City of Sacramento Development Services Department (DSD)</p> <p>City of Sacramento Development Services Department (DSD)</p> <p>City of Sacramento Development Services Department (DSD)</p>	<p>compliance to the City of Sacramento DSD</p> <p>Provide verification of compliance to the City of Sacramento DSD</p> <p>Provide verification of compliance to the City of Sacramento DSD</p> <p>Provide verification of compliance to the City of Sacramento DSD</p>	<p>completed consistent with conditions provided by the City DSD, Development Engineering Division.</p> <p>Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division.</p> <p>Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division.</p> <p>Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division.</p>	

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<ul style="list-style-type: none"> o right-turn lane Eastbound: Maintain the existing approach lanes (a shared left/through/right) o Westbound: Provide a shared left-turn/through lane and a separate right-turn lane 					
7. BIOLOGICAL RESOURCES					
<p>Biological Resources 1: The project applicant / 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. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, and burrowing owl</p>	Applicant / Developer	City Development Services Department.	Pre-construction biological surveys shall be completed and verification of compliance shall be provided to Development Services Staff prior to grading/building permits being issued.	Measures shall be implemented prior to issuance of any grading or building permits.	
<p>Biological Resources 2: 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 of the ITPs issued by the USFWS and CDFG.</p>	Applicant / Developer	City Development Services Department,	Provide verification to the Development Services Department	Measures shall be implemented prior to issuance of any grading or building permits	
<p>Biological Resources 3: For sites that contain GGS habitat, the project area will be surveyed for the presence of GGS no more</p>	Applicant / Developer	City of Sacramento Development	Pre-construction biological	Measures shall be implemented	

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<p>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. 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>		Services	<p>surveys shall be completed and verification of compliance shall be provided to Development Services Staff prior to grading/building permits being issued.</p> <p>If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits.</p>	prior to issuance of any grading or building permits.	
<p>Biological Resources 4: Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by USFWS. This training will provide workers on 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 U.S. Fish and Wildlife Service requirements.</p>	Applicant / Developer	City of Sacramento Development Services	Provide verification of compliance to the Development Services Department	Measures shall be implemented prior to issuance of any grading or building permits.	
<p>Biological Resources 5: If a live GGS is found during construction activities, the USFWS and the assigned</p>	Applicant / Developer	City of Sacramento Development Services	If required, written verification of compliance	If required, Measures shall be implemented	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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<p>biological monitor will immediately be notified. Escape routes for giant garter snake should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following:</p> <p>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 should 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>Biological Resources 6: 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 is not using the material for hibernation. 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 habitat. Substitutions for these materials include coconut coir matting,</p>	Applicant / Developer	City of Sacramento Development Services	from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits	prior to issuance of any grading or building permits.	
			Provide verification to the Development Services Department.	If required, Measures shall be implemented prior to and concurrent with construction activities	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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<p>tactified hydroseeding compounds or other materials approved by the USFWS.</p> <p>Biological Resources 7: If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed to 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. 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>	Applicant / Developer	<p>City Development Services Department.</p> <p>CDFG and USFWS</p>	If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits	Measures shall be implemented prior to issuance of any grading or building	
<p>10. NOISE</p> <p>Noise 1: Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone the applicant shall submit a noise analysis that identifies the noise exposure due to traffic, and the noise that could be generated by</p>	Applicant / Developer	City Development Services Department.	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.	Measures shall be implemented prior to issuance of building permits.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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<p>the proposed use. The analysis shall identify any noise reduction requirements and noise insulation that is needed to ensure that the interior spaces shall not be exposed to noise in excess of 45 dB L_{dn}. The noise analysis shall identify any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L_{dn} at the property line.</p>			<p>Verification of compliance shall be provided to the Development Services Staff</p>		
<p>Noise 2: Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L_{dn} at the property line.</p>	Applicant / Developer	City Development Services Department.	<p>Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.</p> <p>Verification of compliance shall be provided to the Development Services Staff.</p>	Measures shall be implemented prior to issuance of building permits.	
<p>Noise 3: Prior to issuance of any residential occupancy permit, the applicant shall construct a barrier 9 feet in height at the property line of residences adjacent to del Paso Road, and 6 feet in height at the property line of residences adjacent to Gateway Park Boulevard. The height of the barrier shall be measured relative to the building pad height of the respective parcels. Barrier materials shall be restricted to concrete or masonry block, precast concrete, earthen berm or any combination thereof. Any other proposed material shall be submitted for approval with a report from an acoustical</p>	Applicant / Developer	City Development Services Department	<p>Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.</p> <p>Verification of compliance shall be provided to the Development Services Staff</p>	Prior to issuance of residential occupancy permit	

			VERIFICATION OF COMPLIANCE		
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<p>consultant describing the properties of the proposed material and the efficiency of noise reduction compared to the permitted materials.</p> <p>Noise 4: All residential units shall be equipped with air conditioning sufficient to adequately cool the residential unit in summer conditions with doors and windows closed.</p> <p>Noise 5: All window openings on the west, north and east facades in residential units located adjacent to Del Paso Road shall be constructed with windows rated STC 30 or better</p>	<p>Applicant / Developer</p> <p>Applicant / Developer</p>	<p>City Development Services Department.</p> <p>City Development Services Department.</p>	<p>Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.</p> <p>Verification of compliance shall be provided to the Development Services Staff</p>	<p>Prior to issuance of residential occupancy permit</p> <p>Prior to issuance of residential occupancy permit</p>	
<p>14. CULTURAL RESOURCES:</p> <p>Cultural Resources 1: In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to</p>	<p>Applicant / Developer</p>	<p>City Development Services Department</p>	<p>Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.</p> <p>Verification of compliance shall be provided to the Development Services Staff</p>	<p>Measures shall be implemented in field during grading and construction activities.</p>	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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<p>determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.</p> <p>Cultural Resources 2: If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</p> <p>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p>	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>Cultural Resources 3: If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</p>	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities.	