

Item No. 21

“To Be Delivered” Material **For** **City of Sacramento** **City Council** **Agenda Packet**

Submitted: August 17, 2007

For the Meeting of: August 21, 2007

The attached materials were not available at the time the Agenda Packet was prepared.

Subject: Del Paso Road Widening

Contact Information: Mark Griffin, 808-8788; Ed Williams, 808-5440

Please include this “To Be Delivered” material in your agenda packet. This material will also be published to the City’s Intranet.

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REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
August 21, 2007

Honorable Mayor and
Members of the City Council

Title: Del Paso Road Widening (TWO-THIRDS VOTE REQUIRED)

Location/Council District: Del Paso Road, District 1

Recommendations: Adopt a **Resolution** 1) approving the Plans and Specifications; 2) authorizing the creation of a Capital Improvement Project (PN:TR76); 3) appropriating \$2,354,000 in support of the project; 4) suspending competitive bidding; 5) approving a purchase agreement with K. Hovnanian Forecast Homes for design at cost in an amount of up to \$319,500; 6) awarding a construction contract with Teichert Construction in the amount of \$1,979,200; and 7) authorizing reimbursement agreements with adjacent developers Enlow Ose (Natomas Landing) and Gurmukh Gosal (Crowne Plaza Hotel). Adopt a **Resolution** approving a Negative Declaration and Mitigation Reporting Plan.

Contact: Ed Williams, Development Engineering Manager, (916) 808-5440, Mark Griffin, Fiscal Manager, (916) 808-8788

Presenters: Not Applicable

Department: Development Services

Division: Development Engineering

Organization No: 4815

Description/Analysis

Issue: Development in the immediate vicinity of the segment of Del Paso Road between El Centro Road and Interstate 5 has created an immediate need for the improvement of this segment. Four-lane improvements to El Centro Road and Del Paso Road to the immediate west and south as well as "ultimate build out" improvements to the intersection are now connected by a two-lane, 960-foot-long segment joining these improvements with the Interstate 5 Del Paso Road interchange. The Level of Service (LOS) is expected to deteriorate rapidly due to development approved and soon to be completed. The current roadway also has no sidewalks.

For the reasons set out in the Background (Attachment 1), staff believes that widening Del Paso Road as soon as possible is in the best interests of the City and its residents. Accordingly, staff asks that the City Council suspend formal competitive bidding to permit the construction by late October of a four-lane segment with sidewalks, along with related improvements to the intersection

of Del Paso and El Centro Roads and a portion of El Centro Road north of the intersection (the "Project"). No one developer is obligated to construct the entire Project..

Staff recommends that a contract for construction of the Project be awarded to Teichert Construction ("Teichert"). Teichert is currently improving other portions of Del Paso Road and El Centro Road under a contract with the developer of Natomas Central, K. Hovnanian Forecast Homes Northern, Inc. ("Forecast Homes"). At the City's request, Forecast Homes asked Teichert to submit a bid for the Project with the understanding that Teichert would contract directly with the City for this additional work. Teichert has agreed to do so using the same unit costs that are in its contract with Forecast Homes, which was awarded following competitive bidding in accordance with the City's standard requirements. Because the new contract was negotiated, it is necessary to suspend competitive bidding. Teichert will comply with the payment of prevailing wages.

In addition, Forecast Homes, in the interest of fast-tracking the Project and as a voluntary partner, advanced funds to have Wood Rodgers Engineering prepare the needed plans and specifications. The City will purchase these plans and specifications from Forecast Homes at the cost paid Wood Rodgers Engineering.

The alternative to suspending competitive bidding is regular programming of the Project through the City's CIP process, with the improvements constructed in about two years. Suspension will allow the City to alleviate now an unacceptable situation that is rapidly becoming acute.

The Project is part of the North Natomas Financing Plan and will be funded by development impact fees, by a standard proportion in Major Street Construction Tax, and by reimbursement agreements with the owners of land adjacent to the Project, Gurmukh Gosal (the developer of Crowne Plaza Hotel) and Ose Properties No. 2, a California limited partnership ("Ose Properties") the developer of Natomas Landing.

Policy Considerations: Approval is consistent with the City's Strategic Plan 3-Year Goal to achieve sustainability and enhance livability.

Environmental Considerations: Environmental Planning Services has determined that the Project, as proposed, may have potentially significant impacts to the environment; however mitigation measures have been incorporated into the Project to reduce these impacts to a less than significant level.

To cover the entire Project, two Mitigated Negative Declarations were prepared. One Mitigated Negative Declaration covers the improvements to Del Paso Road and the intersection at Del Paso and El Centro Roads. It was available for public review from Tuesday, June 12, 2007, through Wednesday, July 11, 2007. At the time of the preparation of this staff report, no comment letters have been received. In compliance with Section 15070(b)(1) of the CEQA Guidelines, mitigation measures have been identified that are either incorporated into plans and specifications or have been identified to reduce impacts to a less-than-significant level. These mitigation measures are listed in the attached Mitigation Reporting Plan (Exhibit A) and address transportation and circulation, biological resources, hazards, and cultural resources. Staff recommends the City Council approve this Mitigated Negative Declaration and the associated Mitigation Reporting Plan.

The other Mitigated Negative Declaration covers the improvements to El Centro Road and was approved in connection with the Westborough Subdivision (P98-112).

Committee/Commission Action: None

Rationale for Recommendation: The actions are recommended to proceed in the most expeditious manner possible on essential improvements to Del Paso Road.

Financial Considerations: The Project consists of (1) widening an approximately 960-foot-long section of Del Paso Road, (2) constructing a traffic signal at El Centro and Del Paso Roads, and (3) improving the east side of an approximately 560-foot-long section of El Centro Road between Del Paso Road and Hawkview Lane. Each segment of the Project has different owner/City funding obligations, summarized for all segments as follows:

Source	Type	Amount
Development Impact Fees	City	\$1,194,034
Major Street Construction Tax	City	524,934
Gurmukh Gosal (Crowne Plaza)	Agreement	95,841
Enlow Ose (Natomas Landing)	Agreement	479,421
K. Hovnanian Forecast Homes	Developer Deposit	59,770
	Total	\$2,354,000

North Natomas Development Impact Fees will fund its portion of the cost and advance the Major Street Construction Tax (MSCT) share. The MSCT share will be programmed for repayment in Fiscal Year 2008/2009. An interfund loan to establish this transaction will be at no interest and is authorized in the Resolution creating the appropriations.

The agreement with Gurmukh Gosal (Crowne Plaza Hotel) will obligate him to pay his share of the Project costs after credit for the plans and specifications, which he will give to the City, and after credit for funding that is provided under the North Natomas Financing Plan from development impact fees and MSCT. The agreement with Ose Properties (Natomas Landing) is significantly different. Unlike the Crowne Plaza Hotel, the proposed Natomas Landing development is not yet entitled or conditioned to provide right-of-way easements and construct improvements. Thus, in exchange for the early dedication of needed right-of-way easements by Ose Properties, the City will advance costs for the signal and the Del Paso Road improvements from development impact fees. Ose Properties will then be obligated to pay its appropriate share, approximately \$294,495, when it records a final map for its Natomas Landing development. As a further inducement for Ose Properties' early dedication of the right-of-way, the City will also construct improvements along the east side of El Centro from Del Paso Road to Hawkview Lane. Ose Properties will be obligated to reimburse the City for all associated costs, estimated to be \$184,926, when those improvements are completed.

The balance of funding for the Project, \$59,770, will be paid from the developer application fee account for Forecast Homes.

The budget for the Project is as follows:

Purpose	Party	Amount
Design	Forecast Homes	\$ 319,500
Construction	Teichert Construction	1,979,200
Storm Water Erosion Control	TBD	50,000
Staff and Miscellaneous	City	5,300
	Total	\$2,354,000

All amounts are estimates with the construction amount including a 10% contingency. All payments will be based on actual costs. The City's payment to Forecast Homes for the plans and specifications prepared by Wood Rodgers Engineering will be the amount Forecast Homes paid Wood Rodgers.

Approval will put all of the necessary agreements in place and authorize all of the related budget transactions.

Emerging Small Business Development (ESBD): Wood Rodgers Engineering and Teichert Construction are not currently ESBD certified.

Respectfully Submitted by: 
 Edward Williams
 Development Engineering Manager

Approved by: 
 William Thomas
 Director, Development Services

Recommendation Approved:


 Ray Kerridge
 City Manager

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BACKGROUND

Improvements to Del Paso Road

At issue is the segment of Del Paso Road between Interstate 5 and El Centro Road. This segment is four lanes wide at the bridge over Interstate 5 (two westbound and two eastbound) but quickly tapers down to two lanes with no median, shoulders, or sidewalks. It then expands to include a left-turn lane at the intersection with El Centro. Even though this segment of Del Paso has no sidewalks, children who live east of Interstate 5 and attend Natomas Middle School (on Del Paso west of El Centro) use it to walk to and from school.

Del Paso is currently at Level of Service "C" at the intersection and Level of Service "B" east of the intersection. Staff anticipates, however, that the Level of Service will soon deteriorate substantially. This is so because a neighborhood shopping center (with a Walgreen's and other businesses) will open later this summer at the northwest corner of Del Paso and El Centro, and a Crowne Plaza Hotel will open this fall at the southeast corner of the same intersection. In addition, the Westlake (Westborough) development northwest of the intersection is almost fully occupied, and construction of the Natomas Central development southwest of the intersection—comprising over 1,700 residential units—is well underway.

Staff has received numerous complaints about current width of Del Paso between Interstate 5 and El Centro. According to one resident of the area, the "narrowness of that road has created an ever-worsening and dangerous hazard for both motorists and pedestrians." The same resident also noted that "because the road has not been widened or improved, and lack[s] a shoulder or sidewalks, children walking to school along that road are forced to walk inches from fast-moving cars." Other area residents echo these concerns. For example: "[P]edestrians [must] walk in the street due to a lack of sidewalks." "Children traveling to Natomas Middle School . . . navigate a treacherous stretch of road with no sidewalk . . ."

Given the facts related above, staff believes that widening Del Paso Road as soon as possible is in the best interests of the city and its residents. Accordingly, staff asks that the city council suspend formal competitive bidding in accordance with section 3.60.170 of the Sacramento City Code, which provides as follows: "The restrictions and provisions of [Chapter 3.60] requiring the award of contracts by competitive bidding shall not apply . . . [w]hen, upon a two-thirds vote of the city council, it is determined that it is in the best interests of the city to suspend competitive bidding for any contract." Staff proposes to proceed as follows in lieu of formal competitive bidding:

- Recognizing the need to widen Del Paso this year, K. Hovnanian Forecast Homes Northern, Inc. ("Forecast Homes"), the developer of Natomas Central, retained Wood Rodgers Engineering to prepare the needed plans and specifications in conformance with the city's needs. Forecast Homes fronted the cost with the expectation that the city would later acquire them. The plans and specifications have been completed and are ready for the city's use. They call for widening the road to six lanes with a median, sidewalks, and shoulders.
- Forecast Homes has previously contracted with Teichert Construction for improvements to El Centro Road (from Del Paso Road south to the city limits) and Del Paso Road (from El Central west to Fisherman's Lake), and work on those improvements is underway. At the city's

request, Forecast Homes asked Teichert to submit a bid for widening Del Paso Road between El Centro Road and Interstate 5, with the understanding that Teichert would contract directly with the city for this additional work. Teichert has agreed to do so using the same unit costs that are in its contract with Forecast Homes, a contract that was awarded following competitive bidding in accordance with the city's standard requirements.

- Teichert will comply with the payment of prevailing wages.

If formal competitive bidding is not suspended, then the earliest the widening could be done is summer 2009. This is so because the city would have to prepare the plans and specifications itself (or solicit proposals and hire an engineering firm to do so). Then, once the plans and specifications were done—and only then—the city would have to negotiate with Caltrans for right-of-way access (if the city purchases the plans and specifications from Forecast Homes, negotiations with Caltrans can begin immediately). Next, the city would have to follow the time-consuming process of advertising for bids and selecting a contractor. Most likely the contract could not be awarded until late fall 2008, and, because of the rainy season, the work probably couldn't begin until late spring 2009.

Improvements to El Centro Road

In addition to the improvements to Del Paso Road, the City's contract with Teichert will include improvements to the east side of El Centro Road between the intersection with Del Paso Road and Harkview Lane, which is approximately 560 feet north of the intersection (the "El Centro Improvements"). The City is including the El Centro Improvements in the contract in return for Ose Properties' dedication of easements needed for the improvements to Del Paso Road. Normally Ose Properties would not be required to dedicate the easements until the City approved its development plans for the property, and Ose Properties is willing to do so now only if the City agrees to include the El Centro Improvements in the contract with Teichert. Ose Properties will provide the plans and specifications for the El Centro Improvements and will reimburse the City for all costs the City incurs to construct the El Centro Improvements.

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

WIDENING DEL PASO ROAD; SUSPENDING COMPETITIVE BIDDING; APPROVING PLANS AND SPECIFICATIONS; CREATING A CAPITAL IMPROVEMENT PROJECT; APPROPRIATING FUNDS; APPROVING A PURCHASE AGREEMENT WITH K. HOVNIANIAN FORECAST HOMES NORTHERN; AND AWARDING A CONTRACT TO TEICHERT CONSTRUCTION

BACKGROUND

- A. To alleviate an unacceptable situation that is rapidly becoming acute, the City needs, as soon as possible, to widen a 960-foot-long segment of Del Paso Road between El Centro Road and Interstate 5, to construct a traffic signal at the intersection of Del Paso and El Centro Roads, and to construct related improvements on the east side of El Centro Road between Del Paso Road and Harkview Lane (the "Project").
- B. No one developer is obligated to complete the entire Project. Obligations that do exist would complete only portions of it, and at unpredictable times.
- C. Under a contract with K. Hovnianian Forecast Homes Northern, Inc. ("Forecast Homes"), the developer of Natomas Central, Teichert Construction ("Teichert") is currently improving portions of Del Paso Road and El Centro Road in the vicinity of the Project.
- D. At the request of City staff, Forecast Homes asked Teichert to submit a bid for the Project, with the understanding that Teichert would contract directly with the City. Teichert has agreed to do so using the same unit costs that are in its contract with Forecast Homes, a contract that was awarded following competitive bidding in accordance with the City's standard requirements.
- E. Because the Teichert bid for the Project was negotiated, it is necessary to suspend competitive bidding.
- F. In addition, Forecast Homes, in the interest of fast-tracking this improvement and as a voluntary partner, advanced funds to have Wood Rodgers Engineering prepare plans and specifications for the Project. The City will purchase these plans and specifications from Forecast Homes at cost. Gurmukh Gosal, the developer of a Crowne Plaza Hotel at the southeast corner of Del Paso and El Central Roads, will provide the City with additional plans and specifications for the Project, at no cost.
- G. The cost of the Project is supported by revenues from North Natomas Development Impact Fees and the Major Street Construction Tax that would be programmed under North Natomas Finance Plan standards. There are costs in excess of these amounts that will be funded by developers with frontage-improvement obligations.

- H. The Project includes improvements to the east side of El Centro Road between the intersection with Del Paso Road and Harkview Lane, which is approximately 560 feet north of the intersection, as an inducement for Ose Properties' early dedication of right-of-way easements needed for the widening of Del Paso Road. Ose Properties owns the land adjacent to the north side of Del Paso Road and normally would not be required to dedicate the easements until the City approved Ose Properties' development plans for the land (i.e., Natomas Landing). Ose Properties will provide the plans and specifications for the improvements on El Centro Road and will reimburse the City for all costs the City incurs to construct those improvements.

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

Section 1. The City Council finds that the statements set forth in the Background are true, and those statements are adopted as findings of fact.

Section 2. The City Council determines that it is in the City's best interest to suspend competitive bidding for the Project based on the report submitted by staff, the findings of fact set forth in the Background, and the following additional findings of fact:

- (a) The segment of Del Paso Road between Interstate 5 and El Centro Road is currently four lanes wide at the bridge over Interstate 5 but quickly tapers down to two lanes with no median, shoulders, or sidewalks. It expands to include a left-turn lane just before the intersection with El Centro Road.
- (b) Notwithstanding the lack of sidewalks, children who live east of Interstate 5 and attend Natomas Middle School use this segment of Del Paso Road to walk to and from school.
- (c) Del Paso Road is currently at Level of Service "C" at the intersection with El Centro Road and Level of Service "B" east of the intersection. The Level of Service will soon deteriorate substantially, because a neighborhood shopping center will open during summer 2007 at the northwest corner of Del Paso and El Centro, and a Crowne Plaza Hotel will open during fall 2007 at the southeast corner of the same intersection. In addition, the residential Westlake (Westborough) development northwest of the intersection is almost fully occupied, and construction of the Natomas Central development southwest of the intersection, comprising over 1,700 residential units, is well underway.
- (d) Given the anticipated increase in traffic volume on this segment of Del Paso Road, as well as at the intersection of Del Paso and El Central Roads, public safety and convenience require that Project be completed as soon as possible. If, however, the City were required to award a contract for the Project using formal competitive bidding, then the widening likely would not be completed until late 2008 or mid-2009.

Section 3. The City Council hereby approves the plans and specifications for the Project.

Section 4. The City Council hereby awards a contract for the construction of the Project to Teichert Construction in the amount of \$1,979,200.

Section 5. The City Council hereby approves a purchase contract with Forecast Homes in an amount not to exceed \$319,500 for the purpose of acquiring plans and specifications for the Project.

Section 6. The City Council hereby establishes a Capital Improvement Project for the Del Paso Road Widening (PN:TR76).

Section 7. The City Council hereby approves an agreement with Gurmukh Gosal (Crowne Plaza Hotel) obligating him to reimburse the City for his share of the Project costs, estimated to be \$95,841.

Section 8. The City Council hereby approves an agreement with Ose Properties No. 2, a California limited partnership ("Ose Properties"), obligating it to reimburse the City for Ose Properties' share of the Project costs, estimated to be \$294,495. The agreement requires Ose Properties to reimburse these costs before recordation of a final map for its development of the land adjacent to the north side of the Project (the proposed development is currently named Natomas Landing). The agreement also obligates Ose Properties to reimburse the City for all costs the City incurs to construct the improvements on El Centro Road, estimated to be \$184,926, with reimbursement of these costs due when the City completes those improvements.

Section 9. The City Council hereby authorizes the Mayor to sign, on the City's behalf, the agreements approved by this resolution.

Section 10. The City Council hereby authorizes the City Manager to establish the Del Paso Road Widening (TR76) project budget in the amount of \$2,354,000 for construction and consultant costs, storm-water erosion-control measures (\$50,000), and staff and miscellaneous costs (\$5,300), as follows:

- (a) appropriate \$1,489,429 from the North Natomas Community Development (Fund 780) fund balance;
- (b) appropriate \$524,034 from the Major Street Construction Tax (Fund 209) fund balance; and
- (c) establish a revenue and expenditure budget in the amount of \$340,537 (\$95,841 from Gurmukh Gosal, Crowne Plaza; \$184,926 from Ose Properties, Natomas Landing; and \$59,770 from Forecast Homes).

Section 11. The Finance Director is authorized to establish a loan in the amount of \$524,034 from the North Natomas Community Development (Fund 780) to the Major Street Construction Tax (Fund 209) to be repaid in FY2008/09 without interest.

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION REPORTING PLAN FOR THE DEL PASO ROAD WIDENING PROJECT

BACKGROUND

- A. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an initial study on Del Paso Road Widening Project ("Project") to determine if the Project may have a significant effect on the environment.
- B. The initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to 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 would 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:
 - 1.. On June 12, 2007, a Notice of Intent to Adopt the MND (NOI) dated June 11, 2007, was circulated for public comments for 30 days. 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.
 - 2. On June 12, 2007, 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. The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.
- D. 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.

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

Section 1. 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.

Section 2. With respect to the entitlements over which the City Council has final approval authority, the City Council adopts the MND for the Project.

Section 3. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Reporting Program to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Reporting Program.

Section 4. 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 section 15075 of the State EIR Guidelines adopted pursuant thereto.

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Exhibit A: Mitigation Reporting Program

Exhibit A

**Del Paso Road Widening
Mitigation Reporting Plan**

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures applicable to this project and included in the Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento Department of Utilities, in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834, (916) 808-5842, pursuant to the California Environmental Quality Guidelines, Section 21081.

Project Number: n/a

Project Name: Del Paso Road Widening

Project Location: The project is located on Del Paso Road, from El Centro Road to Interstate 5 (I-5) in the North Natomas Community Plan Area of the City of Sacramento, Sacramento County.

Project Description: The City of Sacramento proposes to widen Del Paso Road from El Centro Road to Interstate 5 to six lanes (three lanes in each direction), consistent with the North Natomas Community Plan, with two westbound dedicated left turn lanes onto El Centro Road and two dedicated right turn lanes onto El Centro Road. The improvements will include curb, gutter, sidewalks, bike lanes, and landscaping and streetlights. On the northern side of the Del Paso Road, within the project limits, a transition from the six lane cross section to the existing pavement. No freeway facility improvements are included in this proposed project.

**MITIGATION REPORTING PROGRAM CHECKLIST FOR THE DEL PASO ROAD WIDENING PROJECT
(CIP # TR76)**

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date Remarks
TRANSPORTATION AND CIRCULATION				
<p>T-1. Prior to construction activities, the City shall provide advanced public noticing of construction activities. Noticing shall consist of the following items:</p> <ul style="list-style-type: none"> a. Property owners, residents and business owners within 500 feet of the proposed project shall be noticed. b. Notices shall identify time frames for construction activities and when roads may be partially closed, if required. c. Construction informational signage shall be placed along affected roadways one week in advance warning travelers of construction along roadways. 	Prior to Construction	City of Sacramento / Project Developer		

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BIOLOGICAL RESOURCES

<p>BR-1. The project applicant/developer shall: (i) comply with the requirements of the NBHCP (except payment of fees) and prepare pre-construction surveys; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG.</p>	<p>Prior to construction</p>	<p>City of Sacramento and Project Developer</p>			
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HAZARDS

<p>H-1. If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in consultation with the appropriate federal state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination.</p>	<p>During Construction</p>	<p>City of Sacramento and Project Developer</p>			
<p>H-2. Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways.</p>	<p>During Construction</p>	<p>City of Sacramento and Project Developer</p>			
<p>H-3. Wastes and petroleum products used</p>					

<p>during construction shall be collected and removed from the project site in accordance with the Resource Conservation and Recovery Act regulations and Fed/OSHA standards.</p> <p>H-4. A spill prevention plan shall be implemented to maintain the safety of the drainage waterways.</p>	<p>During Construction</p> <p>During Construction</p>	<p>City of Sacramento and Project Developer</p> <p>City of Sacramento and Project Developer</p>			
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CULTURAL RESOURCES

<p>CR-1. Prior to excavation activities, the contractor shall have a qualified archaeological monitor under contract and on-call and contacted upon discovery of any cultural artifacts or human remains. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and the archaeological monitor shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public</p>	<p>During construction</p> <p>During Construction</p>	<p>City of Sacramento and Project Developer</p> <p>City of Sacramento and Project Developer</p>			
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