

RESOLUTION NO. 2007-658

Adopted by the Sacramento City Council

September 4, 2007

CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE MITIGATION MONITORING PLAN FOR THE CONTINENTAL PLAZA PLANNED UNIT DEVELOPMENT (PUD) PROJECT (P07-015)

BACKGROUND

- A. On July 12, 2007, the City Planning Commission conducted a public hearing and forwarded to the City Council a recommendation to approve with conditions the Continental Plaza Development Agreement, rezone and amendments to the Continental Plaza PUD Development Guidelines.
- B. On August 28, 2007 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.208.020c and 18.16.080, and received and considered evidence concerning the Continental Plaza PUD.

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

Section 1. The City Council finds as follows:

- A. On August 28, 2007, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council approved an Addendum to the Environmental Impact Report (EIR) and, having reviewed and considered the information contained in the Addendum, adopted a mitigation monitoring plan, and approved the Development Agreement extending the term of the Continental Plaza IV Special Permit (P01-125), Special Permit Time Extension (Z04-210) and amended the Continental Plaza PUD Development Guidelines (P07-015).
- B. The Continental Plaza PUD Modification P07-015 (Project Modification) proposes to modify the previously approved Project as follows:

1. Add approximately 1.19 gross acres to the Continental Plaza PUD;
 2. Modify PUD Guidelines for parking from one parking space per 600 gross square feet of office space (1:600) to one parking space per 325 gross square feet of office space (1:325);
 3. Modify the six (6) story parking structure to an eight (8) story, ninety-five foot (95') tall parking structure; and,
 4. Extend the term of the special permit to October 29, 2017.
- C. The Initial Study on the Project Modification determined that the proposed changes to the original Project did not require the preparation of a subsequent EIR. An addendum to the previously certified EIR was then prepared to address the modification to the Project.

Section 2. The City Council has reviewed and considered the information contained in the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The City Council finds that the previously certified EIR and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

- A. No substantial changes are proposed by the Project Modification that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- B. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- C. No new information of substantial importance has been found that shows any of the following:
 1. The Project Modification will have one or more significant effects not discussed in the previously certified EIR;
 2. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
 3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more

- significant effects of the Project Modification; or
4. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.
- Section 3. Based on its review of the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the City Council finds that the EIR and addendum reflect the City Council's independent judgment and analysis, certifies the EIR and the addendum for the Project Modification, and readopts the findings of fact and findings of overriding consideration .
- [Section 4. The Mitigation Monitoring Plan for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the plan, based on the following findings of fact:
- A. The mitigation monitoring program has been adopted and implemented as part of the Project;
 - B. The addendum to the EIR does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the Mitigation Monitoring Program;
 - C. The mitigation monitoring program meets the requirements of CEQA Section 21081.6 and the CEQA Guidelines section 15091.
- 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, 1st Floor, Historic City Hall, Sacramento, California 95814. The City Clerk is the custodian of records for all matters before the City Council.

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Exhibit A: Mitigation Monitoring Plan

Adopted by the City of Sacramento City Council on September 4, 2007 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Heather Fargo
Mayor Heather Fargo

Attest:

Shirley Concolino
Shirley Concolino, City Clerk

**MITIGATION MONITORING PLAN
FOR
CONTINENTAL PLAZA PUD (P07-015)**

**TYPE OF ENVIRONMENTAL DOCUMENT:
ADDENDUM TO AN ADOPTED ENVIRONMENTAL DOCUMENT**

**PREPARED BY:
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL PLANNING SERVICES**

**DATE:
August 1, 2007**

**ADOPTED BY:
CITY OF SACRAMENTO**

DATE:

ATTEST:

**CONTINENTAL PLAZA PUD (P07-015)
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., Room 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Continental Plaza (P07-015)
Owner/Developer/Applicant: Cleve Livingston, Inc.
Address: 8950 Cal Center Drive, Bldg 1, Suite 115
 Sacramento, CA 95826

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

The approximate 18-acre project site is located on Richards Boulevard along North 7th Street in the Richards Boulevard Special Planning District, APNs 001-0020-017, -018, -049, -050, & -051.

Project Components:

The project includes a request to enter into a Development Agreement with the City of Sacramento and to modify the PUD Guidelines and Schematic Plan for Continental Plaza PUD on approximately 18.25 acres in the Heavy Industrial Planned Unit Development Special Planning District (M-2 PUD/SPD) and Office Building Planned Unit Development Special Planning District (OB PUD/SPD). Entitlements include: Development Agreement; Amendment to Continental Plaza PUD Development Guidelines; and, Amendment to Continental Plaza PUD Schematic Plan. The purpose of the project is to obtain the necessary entitlements to vest development rights of Continental Plaza Phase IV consisting of an 810,000 sf office building, off-site parking, and a 4,300 sf child care facility in the existing Phase I office building for an additional 10 years (2017). In addition, the applicant is requesting to amend the Continental Plaza (PUD) Development Guidelines with respect to parking and to incorporate the former rail spur to the east.

SECTION 2: GENERAL INFORMATION

The following MMP includes mitigation originally adopted with project approval and additional mitigation for air quality resources as outlined in the Continental Plaza PUD Addendum. These measures pertain to those issues explicitly discussed in the Addendum to the Adopted Environmental Document (P07-015) and shall be considered with all previously identified mitigation measures for the proposed project. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the environmental document 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/applicant identified above. This 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 environmental document 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 within the MMP. The City of Sacramento will be responsible for ensuring compliance.

					Verification of Compliance (Initials/Date)
		Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
4.3-4(b)	4.3 Urban Design and Visual Quality	City	Development Services Department, Current Planning Division	Include design standards listed in 4.3-4(b) in the RBAP.	RBAP
	Include the following design standards and guidelines in the final approved version of the Richards Boulevard Area Plan:	Developer	Current Planning Division	Design buildings in compliance with design standards set forth in the RBAP.	Special Permit
	<ul style="list-style-type: none"> The configuration of exterior light fixtures shall emphasize close spacing and lower intensity light that is directed downward in order to minimize glare on adjacent residential areas and other sensitive receptors. Highly reflective mirrored glass shall be avoided as a primary building material for facades. 				
4.4-3(b)	4.4 Microwave, Radar, and Radio Transmission	Developer	Development Services Department, Building Division	Provide written confirmation that building will not interfere with communication tower at 111 Bercut Drive	Building Permit
	Approval shall not be given to any building exceeding 100 feet in height until it has been shown that it would not interfere or can mitigate interference with signals to or from the State's proposed communications tower at 111 Bercut Drive, or existing communications facilities.				
4.6-1(d)	4.6 Cultural Resources	City and Contractor	Development Services Department, Building Division	Prepare information packet for distribution to construction teams working	Grading Permits
	The project construction team shall become familiar with the indicators of historic and prehistoric archaeological sites. In the event that subsurface archaeological or historical remains are discovered during development or construction of specific projects, work in the area shall stop immediately and a qualified archaeologist and a representative of				

				Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.			In archaeologically sensitive areas, and provide packet to construction team.	
	Developer	Development Services Department, Building Division	In the event that subsurface archaeological or historical artifacts are discovered on a project site, stop all work in the vicinity of the find, and consult with a qualified archaeologist and a representative of the Native American Heritage Commission.	During grading and construction
				4.1 Transportation and Circulation (previously 4.8 Transportation)
4.8-1(a) Implement a Transportation Management Plan.	Developer	Department of Transportation, Alternate Mode	Prepare project-specific Transportation	Building Permit

					Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	
4-1(a)	The significant impacts at these adjacent intersections shall be mitigated by the developer by widening Richards Boulevard through the interchange area. Currently, Richards Boulevard is five lanes wide under I-5. Discussions with City staff have indicated that widening to seven lanes under I-5 appears feasible. The seven lanes would consist of three eastbound through lanes, a single eastbound left turn lane, a double westbound left turn lane, and a single westbound through lane. Additionally, the ramp from I-5 southbound to Richards Boulevard shall be restriped to allow left turns from both intersection approach lanes, and the ramp from I-5 northbound to Richards Boulevard shall be widened to permit an exclusive double right turn lane. This intersection geometry is illustrated in Figure A-12 of the DSEIR Technical Appendix.	Developer, City	Development Services Department Building Division	Prior to building permit issuance for Continental Plaza Phase IV, pay the Transportation Impact Fee of the Railyards/Richards Boulevard Area Infrastructure Financing Plan as adopted by the City Council on March 10, 1998 by Ordinance No. 98-011. The Transportation Impact Fee has been calculated based on the	Building Permit

			Verification of Compliance (Initials/Date)	
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
	the p.m. peak hour with an average vehicle delay of 14.4 seconds.		costs of constructing the Railyards/Richards Boulevard Area Stage One Infrastructure and Facilities, including the widening of the Richards/I-5 undercrossing from five to seven lanes. The Transportation Impact Fee shall be paid based on the fee in effect at the time payment is made.	Prior to building permit issuance for Continental Plaza Phase IV, pay the Transportation Impact Fee of the Railyards/Richards Boulevard
4-1(b)	The significant impacts at these adjacent intersections shall be mitigated by the developer by widening Richards Boulevard through the interchange area. Currently, Richards Boulevard is five lanes wide under I-5. Discussions with City staff have indicated that widening to seven lanes under I-5 appears feasible. The seven lanes would consist of three eastbound through lanes, a single eastbound left turn lane, a double westbound left turn lane, and a single westbound through lane.	Developer, City	Department of Transportation, Development Services Department, Building Division	Building Permit

Implementation Description	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Additionally, the ramp from I-5 southbound to Richards Boulevard shall be restriped to allow left turns from both intersection approach lanes, and the ramp from I-5 northbound to Richards Boulevard shall be widened to permit an exclusive double right turn lane. This intersection geometry is illustrated in Figure A-12 of the DSEIR Technical Appendix.</p> <p>Some roadway widening immediately east and west of the interchange along Richards Boulevard would also be required. With this improvement, the Richards Boulevard and I-5 Southbound Ramps intersection level of service would improve to "C" during the p.m. peak hour with an average vehicle delay of 23.9 seconds. The Richards Boulevard and I-5 Northbound Ramps intersection level of service would improve to "B" during the p.m. peak hour with an average vehicle delay of 14.4 seconds.</p>			<p>ds Boulevard Area Infrastructure Financing Plan as adopted by the City Council on March 10, 1998 by Ordinance No. 98-011. The Transportation Impact Fee has been calculated based on the costs of constructing the Railyards/Richards Boulevard Area Stage One Infrastructure and Facilities, including the widening of the Richards/I-5 undercrossing from five to seven lanes. The Transportation Impact Fee shall</p>		

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
4-1(c) The significant impact to this intersection shall be mitigated by the developer by modifying the northbound and southbound approaches to the intersection. The southbound North 7th Street approach shall be widened to include a double right turn lane and one through and left turn lane, while the northbound North 7th Street approach shall be restriped to allow left turns from both intersection approach lanes. This intersection geometry is illustrated in Figure A-12 of the DSEIR Technical Appendix. With this mitigation measure, the level of service during the a.m. peak hour would improve to "C," with an average vehicle delay of 16.8 seconds. During the p.m. peak hour, the level of service would improve to "C," with an average vehicle delay of 21.8 seconds.	City, Developer	Department of Transportation City of Sacramento	be paid based on the fee in effect at the time payment is made.	Pay development impact fees according to the provisions of the Railyards Area, Richards Boulevard Area, and the Downtown Benefit District Area. If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation	Building Permit

Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
		Measure 4-1(c), consistent with the provisions of the financing plan. If fees generated by the fee program are insufficient to pay for the required improvement(s), the applicant shall pay the additional amount required to implement the improvement and be entitled to reimbursement from fees generated by subsequent development. Applicant and City shall enter into a reimbursement agreement to such effect.		

				Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
	4.9 Air Quality (Originally Adopted Measures)			
4.9-1(b) The Planning Area shall be developed under a stringent vehicle-trip reduction requirement applicable to all proposed land uses. The availability of transit, proximity to downtown Sacramento, potential for mixed land uses and other aspects of the sites provide a high potential for non-auto travel modes.	Developer	Department of Transportation, Alternate Modes Coordinator, Development Services Department, Building Division,	Incorporate vehicle reduction program into Transportation Management Plans.	Building Permit
4.9-4(b) All development within the Planning Area shall be required to participate in a Transportation Management Association, whose purpose would be the reduction in vehicle trips.	Developer	Department of Transportation, Alternate Modes Coordinator, Development Services Department, Building Division	Document participation in Transportation Management Association.	Building Permit
4.9-4(c) All employment-generating uses shall be required to develop a Commute Management Plan, adopting programs using parking management/fees, transit incentives and amenities, alternative work schedules, telecommuting or other strategies to reduce employee commuting. The transportation performance standards of the California Clean Air Act would be adopted as minimum targets for trip reduction.	Developer	Department of Transportation, Alternate Modes Coordinator, Development Services Department, Building Division	Incorporated the Commute Management Plan items in Mitigation Measure 4.9-4(c) into the Transportation Management Plan.	Building Permit
4.9-4(d) All development proposals within the Planning Area shall be required to use land use mix and densities, provision of	City	Department of Transportation, Alternate Modes	Develop standards for amenities that	RSP, RBAP

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
To ensure that construction mitigation is used, final approval shall not be given to any development within the Planning Area until the developer submits a construction dust mitigation plan satisfactory to the City. This plan should specify the methods of control that will be used to control dust and particulate matter, demonstrate the availability of needed equipment and personnel, and identify a responsible individual who, if needed, can authorize the implementation of additional measures.	The construction dust mitigation plan shall, at a minimum, include the following:	<ul style="list-style-type: none"> • Suspend earthmoving or other dust-producing activities during periods of high winds when dust control measures are unable to prevent visible dust plumes of a significant size. • Provide equipment and staffing for watering of all exposed or disturbed soil surfaces at least twice daily, including weekends and holidays. An appropriate dust palliative or suppressant, added to water before application, should be used. • Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. • Sweep the active construction area and adjacent streets of all mud and debris on a regular basis, since this material can be pulverized and later re-suspended by vehicle traffic. • Limit the speed of all construction vehicles to 15 miles per hour while on-site. • All materials transported by truck will be covered or 	Mitigation plan, per Mitigation Measure 4.9-5.		

Verification of Compliance (Initials/Date)	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	
wetted down.	<ul style="list-style-type: none"> All inactive portions of the site will be watered with an appropriate dust suppressant, covered or seeded. Trucks shall maintain freeboard (i.e., the distance between the top of the load and the top of the truck bed sides). Truck wheel washers shall be installed before the roadway entrance at construction sites. Tarps shall be used on trucks carrying dirt. Dust hoods shall be used on drilling and blasting equipment. 				
4.9-6	<p>To the extent feasible, the following measures are required during construction:</p> <ul style="list-style-type: none"> Use low emission fuels for pile drivers, such as methanol or low-sulfur fuels. Use construction equipment that has catalytic converters (for gasoline powered equipment). Prevent trucks from idling for more than two minutes. Discontinue operations during second stage smog alerts. 	Developer	Development Services Department, Building Division	<p>Submit and comply with construction-related air quality mitigation plan, per Mitigation Measure 4.9-6, to the satisfaction of the City.</p>	Grading and Building Permit
4.9-4 (f)		Applicant / Developer / Owner	City of Sacramento Site Conditions Unit	Prior to issuance of a grading or improvement permit.	Applicant / Developer / Owner shall provide the City Development
4.9 Air Quality (Additional Measures outlined in Addendum)					
<ul style="list-style-type: none"> Prior to issuance of a grading permit or 12/31/07, whichever comes first, the project proponent will develop and implement an operational Air Quality Mitigation Plan (AQMP) that has been endorsed in writing by the SMAQMD and 					

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
commits to mitigating 15% of the project's NO _x emissions. This AQMP will include measures from the SMAQMD's most recent list of mitigation measures, "Recommended Guidance for Land Use Emission Reductions," and will specifically include, but will not be limited to, the following:	<ol style="list-style-type: none"> 1. User paid parking; 2. Mandatory membership in the applicable TMA as a condition of any tenant lease agreements, purchase agreements, or other means acceptable to the SMAQMD; and, 3. Alternative transportation incentive program requirement included in all tenant lease agreements, purchase agreements, or other means acceptable to the SMAQMD. <p>Under no circumstances will any grading or improvement permit be issued until all of the above conditions have been met.</p> <ul style="list-style-type: none"> • The developer will assure the on-going implementation of the approved AQMP to all four phases of Continental Plaza through lease or purchase agreements. 	Applicant / Developer / Owner	Development Services, Site Conditions Unit	Implementation of approved AQMP to all four phases.	On-going for the life of Continental Plaza
4.9-6 (b)	Prior to issuance of a grading permit, the project proponent must provide written proof to the Site Conditions Unit and Development Services Department, Environmental Planning, that the SMAQMD's standard construction mitigation has been	Applicant/ Developer/ Owner	Development Services Department, Site Conditions Unit	Applicant/ Developer/ Owner must submit written	Prior to issuance of a grading permit.

Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Implemented and offsite construction mitigation fees have been paid.		proof that the SMAQMD's standard construction mitigation has been implemented and offsite construction mitigation fees have been paid.		
4.10 Noise	Contractor	Development Services, Building Division; Department of Transportation, Inspections	Comply with the time restrictions in the City Code.	Grading and Building Permit
4.10-5(a) The contractor shall limit outdoor construction activity from 7:00 a.m. to 6:00 p.m. on Monday through Saturday and from 9:00 a.m. to 6:00 p.m. on Sunday, unless the City grants a special permit, in order to minimize disruption to residences adjacent to and near the project.				
4.10-5(b) The contractor shall use mufflers, enclosure panels, or other noise suppression attachments on all equipment as appropriate and turn off equipment when not in use.	Contractor	Development Services, Building Division; Department of Transportation, Inspections	Include statement identifying noise suppression attachments used on construction-related equipment, consistent with the City Code.	Grading and Building Permit

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
4.11-1 New structures, the restoration of existing structures, and the development of project infrastructure shall be designed and built in conformance with the Uniform Building Code (with California amendments) standards for Seismic Zone 3.	Contractor	Development Services, Building Division	Demonstrate that all construction plans are in compliance with UBC.	Grading or Building Permit	
4.11-2(a) Prior to construction, site-specific geotechnical evaluations shall be performed by an appropriately licensed professional engineer qualified to assess seismic conditions including probability associated with liquefaction, settlement, and lateral spreading using a maximum probable and credible earthquake. The evaluation shall identify specific geotechnical recommendations for development foundation design to mitigate for seismically induced hazards, as well as recommendations for adequate building design including excavation and fill requirements for any identified soil constraints. The evaluation for project sites adjoining the levee will also include an analysis of levee stability under static and seismic conditions in coordination with the US Army Corps of Engineers for project sites adjoining the levee.	Developer	Development Services, Building Division	Submit geotechnical study per Mitigation Measure 4.11-2(a).	Grading or Building Permit	
4.11-2(b) Design of foundations and drainage facilities shall conform with Title 24 of the California Code of Regulations, the Uniform Building Code and recommendations contained in the site-specific geotechnical evaluations prepared by an appropriately licensed and qualified Engineer/Geologist as specified in Mitigation Measure 4.11-2(a). [see page 9]	Developer	Development Services, Building Division	Demonstrate compliance with geotechnical study, per Mitigation Measure 4.11-2(a).	Construction	Building Permit
4.11-5(a) If below-grade construction is proposed, site-specific geotechnical	Developer	Development Services, Building	Prepare geotechnical	Grading or Building Permit	

				Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
Investigation will be undertaken prior to the start of excavation to determine the depth to the groundwater for the affected site, and the need for subsurface drainage and the potential for caving of excavation walls. This investigation and subsequent analysis shall be made by an appropriately licensed and qualified engineer or geologist.	Developer	Division Development Services, Building Division	Study per Mitigation Measure 4.11-5(a).	Construction
4.11-5(b) If dewatering of a construction site is required, subdrains, reinforced concrete retaining walls and/or waterproofing methods shall be used as necessary to eliminate the effects of subsurface groundwater conditions. The subdrain plan shall form part of the final plans for the project, and would be prepared with the recommendations of an appropriately licensed and qualified engineer or geologist.	Developer	Development Services, Building Division; Utilities Department	Submit dewatering plans to be undertaken per Mitigation Measure 4.11-5(b).	Grading or Building Permit
4.11-5(c)	Developer	Development Services, Building Division, Utilities Department	Demonstrate compliance with dewatering provisions.	Grading or Building Permit
		Development	Demonstrate	Construction

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Dewatering shall comply with applicable requirements established by the Central Valley Regional Water Quality Control Board and any applicable local permit requirements, and shall be coordinated with the City's Flood Control and Sewers Division.	Services, Building Division, Utilities Department	Services, Building Division, Utilities Department	compliance with applicable requirements regarding dewatering from the CVRWQCB and City's Groundwater Discharge Policy.		
4.11-5(d) Moisture barriers around foundations shall be used where applicable to prevent moisture changes from adversely affecting soils beneath a structure.	Developer	Development Services, Building Division; Utilities Department	Demonstrate compliance with building code provisions regarding moisture barriers.	Building Permit	
4.11-5(e) Where required due to high groundwater, excavations shall be shored as required by the Office of Safety and Health Administration (OSHA) to preclude slope failures during the construction period. Shoring shall use standard stabilizing methods, such as tiebacks, as necessary to retain excavation areas.	Developer	Development Services, Building Division	Demonstrate compliance with OSHA requirements regarding excavations.	Grading or Building Permit	
4.12 Hydrology and Water Quality					
4.12-2(a) Development in the Planning Area shall comply with City ordinances and zoning codes regulating residential and non-residential development in the AR zone (City of Sacramento Ordinance 90-005)	Developer	Development Services, Building Division; Utilities Department	Demonstrate compliance with construction requirements for the AR zone and	Building Permit	

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
100-year flood plain.			compliance with City regulations.		
4.12-2(b) If project development is not completed prior to removal of AR designation and 100-year protection has not been achieved, development of the proposed Planning Area shall comply with all applicable FEMA regulations.	Developer	Development Services, Building Division; Utilities Department	Demonstrate compliance with construction requirements for the AR zone and compliance with City regulations.	Building Permit	
4.12-3 A comprehensive erosion control plan shall be prepared by a registered civil engineer or a registered professional hydrologist prior to submittal of the final map to protect water resources from impacts due to siltation and sedimentation generated by project construction in the Planning Area. The plan shall be prepared in coordination with the Central Valley Regional Water Quality Control Board, and the City of Sacramento to assure compliance with applicable NPDES permit requirements for construction activities. The plan shall include a combination of the following Best Management Practices (BMPs), or equally effective measures or any other measures required by local codes and ordinances: (a) If feasible, project construction periods should be limited to the dry months of the year (May through October). (b) If project construction does occur during the rainy season (November through April), sediment traps, barriers, covers or other methods shall be used to reduce erosion.	Developer	Utilities Department	Prepare and submit an Erosion Control and Sediment plan in accordance with Mitigation Measure 4.12-3 and the City's Technical Procedures Manual for Grading and Erosion and Sediment Control.	Building Permit	

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
(c) Slopes, both cut and fill, shall not be steeper than those recommended by the detailed geotechnical report for the Planning Area (see Mitigation Measure 4.11-1(a)). (d) Sediment basins, sediment traps, or similar sediment control Best Management Practices (BMP's) shall be installed before extensive ground alteration operations begin. (e) Temporary mulching, seeding, or other suitable stabilization measures shall be used to protect exposed areas during construction activities. (f) Excavated materials shall not be deposited or stored where the material could be washed away by storm water runoff.					
4.12-4(a) Prior to development of any part of the Planning Area, a comprehensive runoff control plan shall be prepared by a registered civil engineer or registered professional hydrologist to protect water resources from impacts due to urban and landscape runoff generated by the project. This mitigation measure would be required for all Alternatives. The plan shall be prepared in coordination with the Central Valley Regional Water Quality Control Board, and the City of Sacramento to assure compliance with applicable NPDES permit requirements for new developments. The plan shall include a combination of the following Best Management Practice (BMP's), or equally effective measures: (i) Oil and grease separators shall be used to control roadway and parking lot contaminants. (ii) Streets and parking lots shall be cleaned and swept on a	Developer	Utilities Department	Prepare site-specific runoff control plan. This plan shall be prepared in accordance with the Technical Procedures Manual for Grading and Erosion and Sediment Control and the City/County Drainage Manual Volume 5, Manual of	Grading Permit	

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
(iii)	Peak flow reduction and infiltration practices, such as grass swales, infiltration trenches and grass filter strips, and detention and retention basins, shall be incorporated.		Standards for Design of New Development On-Site Stormwater Quality Control Measures. Note that "oil and grease separators" are not listed in this document due to their questionable effectiveness and dependence on proper maintenance. They are not the City's preferred method.		
(iv)	Landscape areas including borders and medians shall use low water-using plants wherever feasible.				
(vi)	Plants of similar water use shall be grouped to reduce overirrigation of low-water-using plants.				
(vii)	Mulch shall be used in all non-lawn landscaped areas to a minimum depth of two (2) inches. Mulch applied on top of the soil will improve the water-holding capacity and reduce runoff.				
(viii)	Existing trees and shrubs shall be preserved and protected where feasible, because established plants are often adapted to low-water-using conditions.				
(ix)	Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach the plant roots such as drip irrigation, soil moisture sensors, and automatic irrigation systems.	Developer	Utilities Department	Demonstrate compliance with runoff control measures.	Construction
(x)	Seasonal, climatical, and dosage fertilizer application restrictions shall be followed, as recommended by manufacturer.				

				Verification of Compliance (Initials/Date)	
		Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
(xi)	Slow release fertilizers shall be used.				
(xii)	Where feasible, landscape areas shall be limited to 4:1 slopes to reduce runoff, unless such slopes form landscape berms which are required to mitigate aesthetic and noise impacts.				
(xiii)	The use of plastic or other impervious materials to control weed growth in landscaped areas shall not be permitted.				
4.12-4(b)	Comply with joint City and County storm water NPDES permit requirements for the City's municipal storm water conveyance system.	Developer	Utilities Department	Demonstrate compliance with NPDES permit requirements.	Grading Permit
4.13 Hazardous Materials					
4.13-2(b)	The City shall require that extracted groundwater in the Planning Area be tested for the presence of hazardous materials, and that appropriate handling and disposal techniques be required accordingly.	Developer	Utilities Department, Development Services Department, Environmental Planning Services	If dewatering is to occur, determine whether dewatering activities will result in extraction of contaminated groundwater.	Grading Permit
		Contractor	Utilities	If contaminated groundwater is	Construction

				Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
4.13-3(b)	The City shall require extracted groundwater that is to be discharged to the sanitary sewer be authorized by the City to be in compliance with its obligations to meet standards established by the CVRWQCB in order to reduce the risk of leakage of unacceptable levels of contaminants along the sewer lines, and to assure that the regional treatment plant can meet standards established under its NPDES permit, prior to discharge.	Developer	Utilities Department, Development Services Department, Building Division	Obtain required disposal permits from the regional sanitation district.
		Developer	Utilities Department, Development Services Department, Building Division	Comply with DTSC dewatering requirements and the City's Construction

				Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
4.13-3(c)	Developer and Contractor	Utilities Department, Development Services Department, Building Division	Comply with City, DTSC and County dewatering requirements.	During construction
4.13-4(b)	Developer	Development Services Department, Building Division and Environmental Planning Services	Submit evidence that dewatering will not interfere with groundwater remediation.	Grading Permit
4.13-4(c)	Developer	Development Services Department, Building Division and Environmental Planning Services; Utilities Department	Coordinate dewatering activities with appropriate agencies per Mitigation Measure 4.13-4(c).	Grading Permit
4.13-5(b)	Developer	SMAQMD, Development Services Department	Provide written confirmation from Air Quality Management	Demolition Permit

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
may be contained in building materials or obscured behind walls, above ceilings, and beneath floors.	Building Division and Environmental Planning Services; Sacramento County, Department of Environmental Health	District and the Developer that test for asbestos has been conducted if demolition is required, or if asbestos fiber in soil are possible due to prior site uses.			
4.13-5(c) Demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all applicable federal, state and local regulations.	Developer	Development Services Department, Building Division,	Submit evidence that asbestos abatement contractor is licensed to perform such work.	Demolition Permit	
4.13-8(a) All contractors in the Richards Area shall coordinate with the City, DTSC, and other involved agencies, as appropriate, to assure that construction activities shall not interfere with any adjacent and/or on-site remediation activities or unduly delay either project development or site remediation.	Developer, Contractors	Development Services Department, Building Division and Environmental Planning Services	Provide written confirmation from DTSC and/or County Environmental that project construction will not interfere with remediation.	Grading Permit	
4.13-8(b) All contractors in the Richards Area shall coordinate with the City, DTSC, and other involved agencies, as appropriate, to assure that	Contractor	Development Services Department,	If contaminants are present on the project site	Grading Permit	

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
accessible portions of the Richards Area containing hazardous materials contamination shall be covered, encapsulated, or otherwise rendered inaccessible to prevent unacceptable human exposure to hazardous materials.	Building Division and Environmental Planning Services	or adjacent properties, provide written confirmation from DTSC and/or County Health to ensure that areas in proximity to a contaminated site are inaccessible.			
4.13-8(c) Active remediation sites in the Richards Area shall employ measures to protect the surrounding population and environment. Such measures could include, as appropriate, buffer zones, fencing, posting, site security, dust control, and perimeter air monitoring.	Property Owner	Development Services Department, Building Division and Environmental Planning Services	Work with DTSC and/or County Health to identify measures deemed necessary to protect affected populations against exposure.	Grading Permit	
4.13-9(b) Prior to issuance of building permits in areas of known groundwater contamination, the City shall assess the need for building features designed to protect against the risk of exposure to soil vapors in enclosed underground spaces. Such features could include vapor barriers and adequate ventilation.	Developer	Development Services Department, Building Division and Environmental Planning Services	Design or construct new buildings to protect against risk of exposure to soil vapors.	Building Permit	

				Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
4.13-12	In the event of a major flood event in the Planning Area that redistributes significant amounts of soils, responsible regulatory agencies shall require soils testing to determine if hazardous materials have been redistributed to areas where human exposure to soil is possible.	City Development Services Department, Building Division and Environmental Planning Services	In event of major flood, require soils testing.	After major flood, in accordance with City/DTSC MOU.
4.15	Water Supply	Developer Utilities Department	Design the water distribution system to meet the specifications of the Utilities Department.	Grading or Building Permit
4.15-2	New local water distribution system piping will be installed concurrent with construction of the roadways that are proposed to serve the Planning Area. New water mains are considered to be a developer responsibility and will be installed at the developer's cost at the time the roadways are constructed. Proposed water mains will be sized and located to meet domestic and fire flow requirements. Water main size and location shall be verified at both the preliminary design and final design stage of project development.			
4.16	Wastewater Conveyance and Treatment	Developer Utilities Department	Pay fees or detain CSS storm drain flows as required by the Department of Utilities.	Building Permit
4.16-2(a)	Detain existing storm drainage flows to the combined sewer system to offset the estimated sanitary sewage flow increase.			

					Verification of Compliance (Initials/Date)
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	
4.17 Stormwater and Drainage					
4.17-1(a) Construct a storm drainage system to accommodate increased storm water runoff resulting from development in the Planning Area.	Developer	Utilities Department	Pay fees or detain CSS storm drain flows as required by the Department of Utilities.	Building Permit	
4.17-1(c) Separate combined sewers in Railyards Area and Eastern Richards Area, or construct a substitute facility adequate to prevent outflows in the combined system.	Developer	Utilities Department	Prepare a program to separate the combined system or a substitute facility to prevent outflows in the combined system and/or pay fair share costs of the system or construct a substitute facility.	Building Permit	
4.18 Solid Waste					
4.18-1(a) The City of Sacramento shall require all new development within the Planning Area to participate fully in a comprehensive solid waste management program designed so that, on average, at least 50 percent	Developer	Development Services Department, Building Division	Comply with Zoning Ordinance solid waste	Building Permit	

	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
of the solid waste generated within the area is diverted from landfilling to either recycling, re-use, or other disposal means such as cogeneration. All recycling and source reduction programs shall comply fully with the City of Sacramento Recycling and Solid Waste Reduction Ordinance.			management requirements.		