

RESOLUTION NO. 2006-761

Adopted by the Sacramento City Council

October 17, 2006

APPROVING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE DUNMORE-JESSIE PROJECT, LOCATED ALONG JESSIE AVENUE BETWEEN RIO LINDA BOULEVARD AND DRY CREEK ROAD IN NORTH SACRAMENTO, SACRAMENTO, CALIFORNIA. (P04-079) (APN: 237-0200-056, -074, -082, -086; 237-0140-026, -032, -033, -056)

BACKGROUND

- A. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an initial study on "Dunmore-Jessie Residential, P04-079" 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 the 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 State California Environmental Quality Act (CEQA) and the Sacramento Local Environmental Procedures as follows:
 - 1. On May 15, 2006 a Notice of Intent (NOI) to Adopt the MND dated May 14, 2006 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 May 19, 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. 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. 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 [add, if applicable for waiver of DFG fees: or that the Project has any potential for adverse effects on wildlife resources or the habitat upon which the wildlife depends.
- E. The City Council has final approval authority over the following Project entitlements:
1. Environmental Determination: Negative Declaration;
 2. Mitigation Monitoring Plan;
 3. General Plan Amendment to re-designate 26.7± acres from Medium Density Residential and Low Density Residential to Low Density Residential and Parks-Recreation-Open Space;
 4. North Sacramento Community Plan Amendment to re-designate 26.7± ± acres of Residential (4-8 du/na) and 19.2± acres of Residential (11-29 du/na) to 21.5± acres of Residential (7-15 du/na) and 5.2± acres of Parks/Open Space;
 5. Rezone 26.7± acres from 19.2± acres of Multi-Family (R-2A) zone and 7.5± acres of Standard Single-Family (R-1) zone to 21.5± acres of Single-Family Alternative (R-1A) zone and 5.2± acres of Agriculture-Open Space (A-OS) zone;
 6. Inclusionary Housing Plan;
- F. 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.** With respect to the entitlements over which the City Council has final approval authority, the City Council adopts the Mitigated Negative Declaration for the Project.

Section 2. 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 reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.

Section 3. 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.

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Exhibit A: Mitigation Monitoring Plan – 17 Pages

Adopted by the City of Sacramento City Council on October 17, 2006 by the following vote:

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

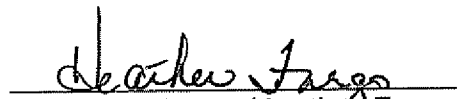
Noes: None.

Abstain: None.

Absent: Councilmember Tretheway.

Attest:


Shirley Concolino, City Clerk


Mayor, Heather Fargo

MITIGATION MONITORING PLAN

FOR:
DUNMORE SACRAMENTO, JESSIE AVENUE (P04-079)

PREPARED BY:
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL PLANNING SERVICES
MIKE PARKER
808-7483

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
MAY 12, 2006

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

ATTEST:

**DUNMORE SACRAMENTO, JESSIE AVENUE (P04-079)
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 , Ste 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Dunmore Sacramento, Jessie Avenue (P04-079)
Owner/Developer: Ted Kozak
Dunmore Communities, Inc
1115 Orlando Avenue
Roseville, CA 95661
(916) 676-1115
City of Sacramento Contact: Mike Parker, Assistant Planner
Environmental Planning Services
Development Services Dept
2101 Arena Blvd , Ste. 200
Sacramento, CA 95834
(916) 808-7483

Project Location

The proposed project site is located directly north of Interstate 80. The site is bounded on the east by Dry Creek Road, and Jesse Avenue borders the project site to the north (although the roadway partially transects the eastern portion of the site). May Street is located adjacent to the western border of the northeastern portion of the site. The project site is comprised of the following Assessor's Parcel Numbers (APNs): 237-0200-056, -074, -082, -086; 237-0140-026, -032, -033, -056; and 237-0200-082

Project Components

The proposed project consists of entitlements to construct 184 single-family detached homes and a Neighborhood Park on approximately 26.7 vacant acres in the proposed Single Family Alternative (R-1A) and Agriculture-Open Space (A-OS) zones. Specific entitlements include:

- A. Inclusionary Housing Plan;**
- B. General Plan Map Amendment** to re-designate 26.7 acres from 19.2 acres of Medium Density Residential and 7.5 acres of Low Density Residential to 20.6 acres of Low Density Residential and 6.1 acres of Parks-Recreation-Open Space;
- C. North Sacramento Community Plan Map Amendment** to re-designate 26.7 acres from 19.2 acres of Residential (11-29 du/ac) and 7.5 acres of Residential (4-8 du/ac) to 20.6 acres of Residential (7-15 du/ac) and 6.1 acres of Parks/Open Space;
- D. Rezone** of 26.7 acres from 19.2 acres of Multi-Family (R-2A) zone and 7.5 acres Standard Single Family (R-1) zone to 20.6 acres of Single Family Alternative (R-1A) zone and 6.1 acres of Agriculture-Open Space (A-OS) zone;
- E. Tentative Subdivision Map** to subdivide 26.7 acres into 184 single-family lots, 1 park lot, 1 landscape lot, and 1 detention basin lot in the proposed Single Family Alternative (R-1A) and Agriculture-Open Space (A-OS) zones;
- F. Subdivision Modifications;** and
- G. Special Permit** to develop 184 detached single-family residences on 15.3 acres in the proposed Single Family Alternative (R-1A) zone

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for 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 verbatim 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 within the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, will be responsible for ensuring compliance.

**MITIGATION MONITORING PLAN
DUNMORE SACRAMENTO, JESSIE AVENUE (P04-079)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>TRANSPORTATION/CIRCULATION</p> <p>T-1 At the Dry Creek Road / Bell Avenue intersection, the applicant shall pay a fair-share for construction of a traffic signal with protected left-turn phasing (green arrows) for the east and west approaches and permitted left-turn phasing (green ball displays) for the north and south approaches.</p>	Applicant	City of Sacramento -- Engineering Division, Development Services Department	Payment of fair share contribution to the City of Sacramento via the Development Engineering Division, Development Services Department	Fair Share Payment shall be paid prior to issuance of building permits	
<p>BIOLOGICAL RESOURCES</p> <p>BR-1 Prior to issuance of grading permit, the applicant shall submit a copy of a Botanical Survey Report to the City of Sacramento. The Botanical Surveys shall be conducted by a qualified botanist in April or May to determine presence or absence of the following plants: Big-scale balsamroot (<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i>), Dwarf downingia (<i>Downingia pusilla</i>), Stinkbells (<i>Fritillaria agrestis</i>), Boggs Lake hedge hyssop (<i>Gratiola heterosepala</i>), Ahart's dwarf rush (<i>Juncus leiospermus</i> var. <i>ahartii</i>), Red bluff dwarf rush (<i>Juncus leiospermus</i> var. <i>leiospermus</i>), Legenere (<i>Legenere imosa</i>), Hoary navarretia (<i>Navarretia ericocephala</i>), P'incushion navarretia (<i>Navarretia myersii</i> spp. <i>myersii</i>), and Sanford's arrowhead (<i>Sagittaria sanfordii</i>). If the</p>	Applicant	City of Sacramento -- Development Services Department (DSD)	Submittal of a Botanical Survey Report	Measure shall be implemented prior to issuance of grading permit.	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Botanical Survey indicates the presence of any of the above-listed special-status plants, then the following additional mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> • Prior to issuance of a grading permit, all grading and improvement plans shall indicate that no grading shall occur within 50 feet of wetlands occupied by these species until the applicant provides the City of Sacramento a copy of a mitigation plan approved by the Department of Fish and Game. The mitigation plan shall require documentation of the transplantation of the plants to a wetland mitigation site approved by DFG. • If take of Boggs lake hedgehyssop will occur, the applicant shall provide evidence to the City of Sacramento that compensatory mitigation has been implemented in accordance with an incidental Take Permit issued by DFG. • Implement BR-7. 	Applicant	<p>City of Sacramento -- DSD</p> <p>California Department of Fish and Game (DFG)</p>	Grading plans shall indicate 50-foot buffer around wetlands until a copy of a DFG approved mitigation plan is received.	Measure shall be implemented prior to issuance of grading permits.	
<p><i>Burrowing Owl</i></p> <p>BR-2a. Prior to issuance of grading permits, the applicant shall retain a qualified biologist to conduct preconstruction surveys of</p>	Applicant	<p>City of Sacramento -- DSD</p> <p>DFG</p>	<p>Proof provided to City that, if Boggs lake hedge hyssop is identified, mitigation has been implemented in accordance with a Take Permit issued by DFG</p> <p>Mitigation Measures shall be included on the Construction</p>	<p>Measure shall be implemented prior to issuance of grading permits</p> <p>Prior to issuance of any grading, and/or construction</p>	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>suitable burrowing owl habitat within the project site within 30 days prior to construction to ensure that no burrowing owls have become established at the site. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. If no burrowing owls are located, then no further mitigation is required.</p> <p>2b If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by California Department of Fish and Game (CDFG) verifies through noninvasive methods that either the birds have not begun egg-laying and incubation; or that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>2c If destruction of occupied burrows is unavoidable, the applicant shall coordinate with CDFG to identify existing suitable burrows located on protected land to be enhanced or new burrows will be created by installing artificial burrows at a ratio of 2:1.</p> <p>2d If owls must be relocated away</p>			<p>Specifications. Pre-construction biological surveys shall be completed as specified and submitted with grading/ building plans.</p>	<p>permit, measures identified on plans shall be verified for compliance. The Development Services Dept. shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading permit. Measures shall be implemented prior to and concurrent with construction activities.</p>	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>from the site the applicant shall coordinate with CDFG to relocate the owls using passive relocation techniques (as described in the CDFG's October 17, 1995, Staff Report on burrowing owl mitigation, or latest version).</p> <p>2e If avoidance is the preferred method of mitigating potential project impacts, then no disturbance shall occur within 160 feet of occupied burrows during the non-breeding season (September 1 through January 31) or within 250 feet during the breeding season (February 1 through August 31).</p>					
<p><i>Swainson's Hawk</i></p> <p>BR-3a. Prior to issuance of a grading permit, a pre-construction survey shall be completed by a qualified biologist, within 30 days prior to construction, to determine whether any Swainson's hawk nest trees will be removed on-site, or active Swainson's hawk nest sites occur within 1/2 mile of the development site. These surveys shall be conducted according to the Swainson's Hawk Technical Advisory Committee's (May 31, 2000) methodology or updated methodologies, as approved by the U.S. Fish and Wildlife Service</p>	Applicant	City of Sacramento – DSD DFG	Mitigation Measures, including construction-timing restrictions, shall be included on the Construction Specifications. Pre-construction biological surveys shall be completed as specified and submitted with grading/ building	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. DSD shall ensure that measures are identified on construction plans and confirm compliance prior to issuance of	

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<p>(USFWS) and California Department of Fish and Game (CDFG), using experienced Swainson's hawk surveyors.</p> <p>3b. If breeding Swainson's hawks (i.e. exhibiting nest building or nesting behavior) are identified, no new disturbances (e.g. heavy equipment operation associated with construction) shall occur within ½ mile of an active nest between March 15 and September 15, or until a qualified biologist, with concurrence by CDFG, has determined that young have fledged or that the nest is no longer occupied. If the active nest site is located within ¼ mile of existing urban development, the no new disturbance zone can be limited to the ¼ mile versus the ½ mile.</p> <p>3c. If construction or other project related activities which may cause nest abandonment or forced fledging are proposed within the ¼ mile buffer zone, intensive monitoring (funded by the project sponsor) by a Department of Fish and Game approved raptor biologist will be required. Exact implementation of this measure will be based on specific site conditions.</p>			plans.	any grading or building permit. Measures shall also be implemented concurrent with construction activities.	
BR-4. Prior to issuance of grading permits, the project applicant shall	Applicant	City of Sacramento –	Proof of purchase of credits	Measure shall be implemented	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>be required to purchase compensatory Swainson's hawk foraging habitat credits for each developed acre, at a ratio of 0.5:1, from an approved mitigation bank, or develop other arrangements acceptable to and approved by the CDFG.</p>		DSD DFG	provided to the Development Services Department	prior to issuance of grading permits	
<p>Other Raptors</p> <p>BR-5a Prior to issuance of grading permits, the applicant shall retain a qualified biologist to conduct preconstruction surveys of suitable raptor nesting habitat within the project site within 30 days prior to construction. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. If no raptor nests are located, then no further mitigation is required.</p>	Applicant	City of Sacramento – DSD DFG	Mitigation Measures shall be included on the Construction Specifications. Pre-construction biological surveys shall be completed as specified and submitted with grading/ building plans.	Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. DSD shall ensure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit. Measures shall also be implemented concurrent with construction activities.	
<p>5b If nests are found, then a qualified biologist will establish an avoidance area around each raptor nest site a minimum of 500 feet from the nearest construction activity. If the establishment of an avoidance area for a nest is not possible, then DFG shall be consulted. If DFG determines that avoidance is still infeasible, the applicant shall not initiate construction until a qualified</p>					

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>biologist has determined that the young have fledged. In addition, the applicant shall implement any additional measures indicated during consultation with DFG.</p> <p><i>Vernal Pool Branchiopods</i></p> <p>BR-6 Prior to issuance of grading permit, the applicant shall provide proof that either fee payment has been made to the US Fish and Wildlife Service's vernal pool species fund, or that vernal pool credits have been purchased from a Sacramento County mitigation bank, as follows:</p> <ul style="list-style-type: none"> One creation credit shall be purchased for every acre of vernal pool habitat (1:1 ratio) that is determined by the USFWS to be habitat for the listed branchiopods; and Two preservation credits shall be purchased for every acre of vernal pool habitat disturbed (2:1 ratio), as determined by the USFWS. <p>The credits shall be purchased only after the US Army Corps of Engineers has provided verification of the wetland delineation, and the US Fish and Wildlife Service has provided a biological opinion.</p>	Applicant	<p>City of Sacramento – DSD</p> <p>US Fish and Wildlife Service (USFWS)</p>	<p>Proof of fee payment to USFWS or proof of purchase of vernal pool credits provided to the Development Services Department</p>	<p>Measure shall be implemented prior to issuance of grading permits.</p>	
BR-7	Applicant	City of Sacramento –	Indicated on all grading and	Measure shall be implemented	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>shall verify that all grading and improvement plans state: "It is the Contractor's responsibility to comply with all applicable state and federal laws and regulations including the Federal Endangered Species Act and Clean Water Act. The City Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and federal laws in areas subject to State and federal jurisdiction."</p> <p>BR-3 Prior to issuance of a grading permit, the project applicant shall submit a wetland mitigation and monitoring plan to the City. The mitigation and monitoring plan shall meet the following requirements:</p> <ul style="list-style-type: none"> The mitigation plan shall be prepared in accordance with the requirements of the Corps of Engineers The mitigation plan shall indicate that the applicant shall either purchase one seasonal wetland credit at a Corps-approved mitigation bank for each acre of seasonal wetland habitat disturbed (1:1 ratio), as indicated on the wetland delineation verified by the US Army Corps of Engineers, or the applicant shall construct a minimum of 1 acre of seasonal wetland habitat for each acre of 	<p>Applicant</p>	<p>DSD</p> <p>City of Sacramento - DSD</p> <p>US Army Corps of Engineers</p>	<p>improvement plans</p> <p>Wetland Mitigation and Monitoring Plan approved by City of Sacramento Development Services Department, including a copy of bill of sale for purchase of wetland mitigation credits, or proof of construction of seasonal wetland habitat, as approved by the US Army Corps of Engineers</p>	<p>prior to issuance of grading permits.</p> <p>Measures shall be implemented prior to issuance of grading permits.</p>	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>seasonal wetland habitat disturbed (minimum 1:1 ratio). The specific acreage of habitat to be constructed must be determined by the US Army Corps of Engineers.</p> <ul style="list-style-type: none"> A copy of the bill of sale for the purchase of wetland mitigation credits shall be submitted to the City. <p>BR-9 Prior to issuance of a grading permit the Building Department shall ensure that the grading plan indicates that no construction activities shall occur within 50 feet of any swale, seasonal wetland, or vernal pool (indicated on the wetland delineation verified by the US Army Corps of Engineers) until the applicant provides the City of Sacramento with documentation that the applicant has satisfied the mitigation plan through the construction of wetlands or a bill of sale for the purchase of mitigation credits. In addition, the grading plan shall require temporary fencing to be installed around the 50-foot buffer to exclude construction equipment until the applicant provides the City of Sacramento with documentation that the applicant has satisfied the mitigation plan through the construction of wetlands, or a bill of sale for the purchase of mitigation credits.</p>	Applicant	City of Sacramento – DSD US Army Corps of Engineers	Grading Plan indicates 50-foot buffer around any jurisdictional wetland until proof of Section 404 compliance is provided to the City of Sacramento Development Services Department	Measure shall be implemented prior to issuance of grading permits and during construction activities.	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
BR-10 Prior to issuance of grading permits, the Building Department shall verify that the Stormwater Pollution Prevention Plan (SWPPP) for the project indicates the location of the wetlands (consistent with the wetland delineation verified by the US Army Corps of Engineers), including the 50-foot buffer, and includes water quality control measures to prevent any discharge of construction-related pollutants or sediment into the identified wetlands.	Applicant	City of Sacramento – DSD	Verify location of wetlands and water quality control measures in SWPPP	Measure shall be implemented prior to issuance of grading permits and during construction activities.	
NOISE					
N-1 Prior to issuance of occupancy permits, a traffic noise barrier shall be constructed along the full length of the south property line. The barrier height shall be 9 feet above pad elevation from the east end of the project site to a point aligned with the west end of lot 23. Moving to the west from that point, the barrier height shall step down at equal intervals to a height of 8 feet above the adjoining pad elevation. The barrier shall enclose the north side of the Sump 144 lot.	Applicant	City of Sacramento – DSD	Construction of wall	Prior to issuance of occupancy permits	
N-2 The Building Department shall verify that the building plans for units on lots 1-8, 12, 23, 24, 27, 28, 97, 98, 99, 100, 111, 112, 125, 126, 127, 128, 141, 142, and 170	Applicant	City of Sacramento – DSD	Inclusion of measures on building plans	Prior issuance of building permits	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>contain the following measures:</p> <ul style="list-style-type: none"> • Exterior walls facing I-80 must be finished with stucco or brick siding. • Windows on the facades of the homes on lots 5-8, 12, 23, 24, 27, 28, 97, 98, 99, 100, 111, 112, 125, 126, 127, 128, 141, 142, and 170 that have a line of sight to I-80 must have an STC rating of at least 40. • Windows on the facades of the homes on Lots 1-4 that have a line of sight to I-80 must have an STC rating of at least 35. • Air conditioning or other suitable mechanical ventilation must be provided to allow residents to close windows for the desired acoustical isolation. 					
<p>CULTURAL RESOURCES</p> <p>CR-1 The applicant shall hire a qualified archaeologist to conduct a records search for the project site, including a search of the North Central Information System at CSU Sacramento. The qualified archaeologist shall provide recommendations for mitigation should any resource be identified on the project site by the records search. Prior to issuance of</p>	Applicant	City of Sacramento--DSD	Statement from a qualified archeologist indicating that either no record of cultural resources was identified on the site, or that any previously recorded cultural	Prior to issuance of grading permits	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>grading permits, the applicant shall provide proof that the records search has been performed and that any cultural resources identified on the project site have been mitigated according to the recommendations of the qualified archaeologist.</p> <p>CR-2a In the event that any prehistoric or surface archaeological 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 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>	Applicant	City of Sacramento-- DSD Native American Heritage Commission	resource existing on the site has been appropriately mitigated Measures shall be included on all grading plans	Measures shall be implemented during construction activities, as specified.	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>CR-2b 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>					
<p>CR-3 If a human bone or bone of unknown origin is found during</p>	Applicant	City of Sacramento--	Measures shall be included on all	Measures shall be implemented	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>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>		<p>DSD Native American Heritage Commission</p>	<p>grading plans</p>	<p>during construction activities, as specified.</p>	