



APPROVED
BY THE CITY COUNCIL

JUN 9 1998

1.16

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
UTILITIES
ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

AG 98-066

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SUITE 100
SACRAMENTO, CA
95822-2911

PH 916-433-6318
FAX 916-433-6652

June 3, 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ADOPT THE DRAINAGE AGREEMENT FOR THE CONSTRUCTION OF THE NORTH NATOMAS BASIN 7A COMMON DRAINAGE FACILITIES AND RATIFY THE ADDENDUM TO THE FINAL EIR

LOCATION AND COUNCIL DISTRICT:

The North Natomas Basin 7A Common Drainage Facilities serve the drainage needs of the Gateway West and Alleghany Development (Attached Map). District 1

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

- Authorize the City Manager and City Clerk to execute the drainage agreement between the City and Gateway West, requiring Gateway West to design, finance and construct all facilities required for drainage pursuant to the North Natomas Comprehensive Drainage Plan.
- Ratify the Amendment to the North Natomas Comprehensive Drainage Plan Environmental Report, adopted May 1997, in that the environmental impacts of the proposed drainage agreement and the construction of the Basin 7A Common Drainage Facilities are within the scope of analysis contained in the Final EIR.

CONTACT PERSON: Andrew A. Hunt, Senior Engineer, 433-6620
Gary A. Reents, Engineering Services Manager, 433-6633

FOR COUNCIL MEETING OF: June 9, 1998

City Council
May 27, 1998
Basin 7A Common Drainage Facilities

SUMMARY

On May 3, 1994, the City Council approved the revised North Natomas Community Plan and certified the Supplemental EIR. On May 20, 1997, the City Council approved the North Natomas Comprehensive Drainage Plan for North Natomas and certified the project EIR. On August 26, 1997, the City Council approved the Gateway West Planned Unit Development (P96-106) and ratified a Negative Declaration for the project. The Drainage Master Plan for Basin 7 has been accepted by the Department of Utilities and the Drainage Agreement has been signed by the land owner. Staff recommends that the City Council adopt the Drainage Agreement and ratify the Addendum to the EIR.

BACKGROUND INFORMATION

Basin 7A, one of the watersheds identified in the North Natomas Comprehensive Plan, is located in the North Natomas area west of Interstate 5. The proposed project will drain approximately 492 acres and is bounded on the south by San Juan Road, on the north by Stadium Boulevard, on the west by Witter Ranch, and on the east by Interstate 5. All runoff within the Basin 7A area will be collected in pipes, be conveyed to a water quality/detention basin, and then pumped into the West Drain Canal. The Basin 7A Common Drainage Facilities include the following improvements:

- Drainage pump station with a capacity of 45 cubic feet per second;
- Water quality/detention basin to provide water quality and storm water detention for extreme rainfall events;
- Drainage pipes to serve each parcel of the Gateway West and Alleghany Master Parcel Map.

The North Natomas Comprehensive Drainage Plan identified the necessary drainage improvements required to remove the area within Basin 7A from the 100-year flood plain. The proposed Basin 7A improvements satisfy the requirements to meet this goal.

The Basin 7A common drainage improvements will be designed, financed and constructed by the project developers of the Basin 7A land, Gateway West and Alleghany. All improvements will be constructed in accordance with plans and specifications approved by the City Department of Utilities, and will be subject to normal inspection by the City.

The Drainage Agreement is to ensure the provision of storm water drainage for the basin and is a requirement (Mitigation Measure 2) of the Mitigation Monitoring Plan. The agreement covers design and construction of the common drainage facilities, City review and inspection of the common drainage facilities, conveyance and dedication of the common drainage facilities to the City, completion and acceptance of the common drainage facilities by the City. The drainage agreement also provides financial assurances that the drainage facilities will be completed.

City Council
May 27, 1998
Basin 7A Common Drainage Facilities

FINANCIAL CONSIDERATIONS

Gateway West, LLC has agreed to pay all costs associated with the design and construction of the Basin 7A common drainage facilities. There is no cost to the City.

ENVIRONMENTAL DETERMINATION

The Planning Division has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The project is determined to fall within the scope of the Gateway West Negative Declaration (P96-106), adopted August 1997, and the North Natomas Comprehensive Drainage Plan Environmental Impact Report (EIR), adopted in May 1997. Accordingly, the City has prepared an Addendum to the adopted Negative Declaration to provide updated information regarding the specific design features of the detention basin and verifying the adequacy of the existing Negative Declaration. The Addendum to the adopted Negative Declaration and the Gateway West Negative Declaration, together serve as the project specific analysis required for the detention basin 7A in the Comprehensive Drainage Plan EIR.

The Gateway West Negative Declaration and the EIR identified that the construction and operation of detention basins will result in significant impacts to wildlife, water quality and cultural resources. Mitigation measures are specified in the Negative Declaration and EIR and are incorporated into the attached Mitigation Reporting Program for the construction of the detention basin. The Addendum to the adopted Negative Declaration describes the proposed detention basin, identifies the description of mitigation measures required for this project, and evaluates the potential environmental effects of the proposed detention basin. This analysis concludes that the proposed drainage agreement and construction of the detention basin will not result in new impacts or greater levels of impact than those identified in the Gateway West Negative Declaration or the North Natomas Comprehensive Drainage Plan EIR.

Therefore, it is recommended that the City Council adopt the attached resolution considering the Addendum to the Gateway West Negative Declaration, finding that this document adequately addresses the impacts of the project and finding that no subsequent environmental documentation is required.

POLICY CONSIDERATIONS

The drainage agreement is consistent with the City Council's adoption of the North Natomas Comprehensive Drainage Plan and the goal of North Natomas Community Plan to promote development in North Natomas.

City Council
May 27, 1998
Basin 7A Common Drainage Facilities

MBE/WBE

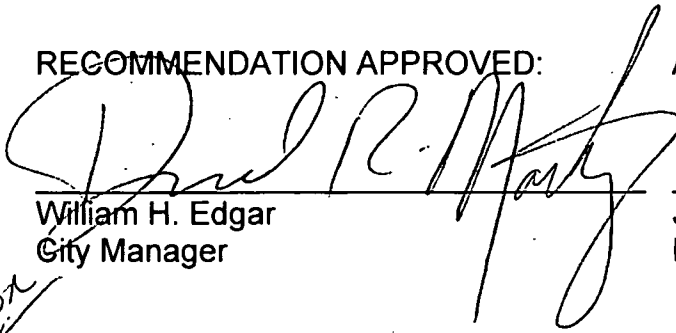
Not applicable since no goods or services are being purchased.

Respectfully submitted,



Gary A. Reents
Engineering Services Division Manager

RECOMMENDATION APPROVED:



William H. Edgar
City Manager

APPROVED:



James G. Sequeira
Director of Utilities



STAG

APPROVED
BY THE CITY COUNCIL

RESOLUTION NO. 98-245

JUN 9 1998

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS REGARDING THE ENVIRONMENTAL IMPACTS INVOLVED IN APPROVING THE CONSTRUCTION OF BASIN 7A COMMON DRAINAGE FACILITIES AS PART OF THE NORTH NATOMAS COMPREHENSIVE DRAINAGE PLAN

WHEREAS, on May 20, 1997, the City Council adopted the North Natomas Comprehensive Drainage Plan, certified the adequacy of the Final Environmental Impact Report prepared in connection with the Plan (Final EIR), adopted Findings of Fact and a Statement of Overriding Considerations, and approved a Mitigation Reporting Program for the project;

WHEREAS, on August 26, 1997 the City Council adopted the Gateway West Negative Declaration, With mitigation measures;

WHEREAS, the City Council is adopting a Drainage Agreement for the construction of Basin 7A Common Drainage Facilities as identified in the Basin 7 Drainage Master Plan which is consistent with the North Natomas Comprehensive Drainage Plan which would implement drainage needs for this drainage basin within the North Natomas Community Plan area;

WHEREAS, the environmental impacts of the proposed drainage agreement and detention basin construction are within the scope of analysis contained in the Negative Declaration and Final EIR.

THEREFORE, BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

1. The City Council hereby adopts the Findings which are attached as Exhibit A;
2. The City Council hereby adopts the Drainage Agreement.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

FINDINGS

Introduction

Pursuant to the California Environmental Quality Act (Public Resources Code Section 21000)(CEQA) and Section 15153 of the CEQA Guidelines, the City has concluded that the Gateway West Planned Unit Development Negative Declaration (P96-106) adequately describes the environmental effects of the Proposed Project (construction of detention basin 7A). The proposed project reflects the program facilities identified in the North Natomas Comprehensive Drainage Plan and analyzed in the North Natomas Comprehensive Drainage Plan Environmental Impact Report (SCH #96042030), certified on May 20, 1997, and reflects the land use plan for the Gateway West Planned Unit Development (P96-106) project, approved on August 26, 1997 and incorporates the mitigation measures that have been identified in these prior project approvals. Therefore, the City of Sacramento has prepared an Addendum to an adopted Negative Declaration to address the project specific environmental effects of the construction of the detention basin. This Addendum to the Negative Declaration provides: (1) a description of the Proposed Project, (2) an update of the environmental analysis and mitigation measures identified by the City and proposed for the proposed project, and (3) an evaluation of the environmental effects of the Proposed Project.

Relationship of the Proposed Project to the North Natomas Comprehensive Drainage Plan EIR

The EIR comprehensively evaluates the impacts of the construction of certain parts of the Comprehensive Drainage Plan and the impacts of certain program features of the plan, including the construction of detention basins, drainage trunk lines, and pump stations and thus serves as both a project specific and a programmatic document. The EIR concludes that the Drainage Plan will result in significant impacts to wildlife and water quality, but that mitigation measures are available to reduce these impacts to less-than-significant levels. In addition, the EIR concludes that the construction of the drainage plan may result in significant and unavoidable impacts to cultural resources, but that site specific surveys will verify whether mitigation measures will reduce each specific component's impact to less-than-significant levels. In the case of Detention Basin 7A, site specific research included in the Gateway West Negative Declaration and Addendum indicates that the mitigation incorporated into the Negative Declaration and EIR will reduce this impact to less-than-significant levels.

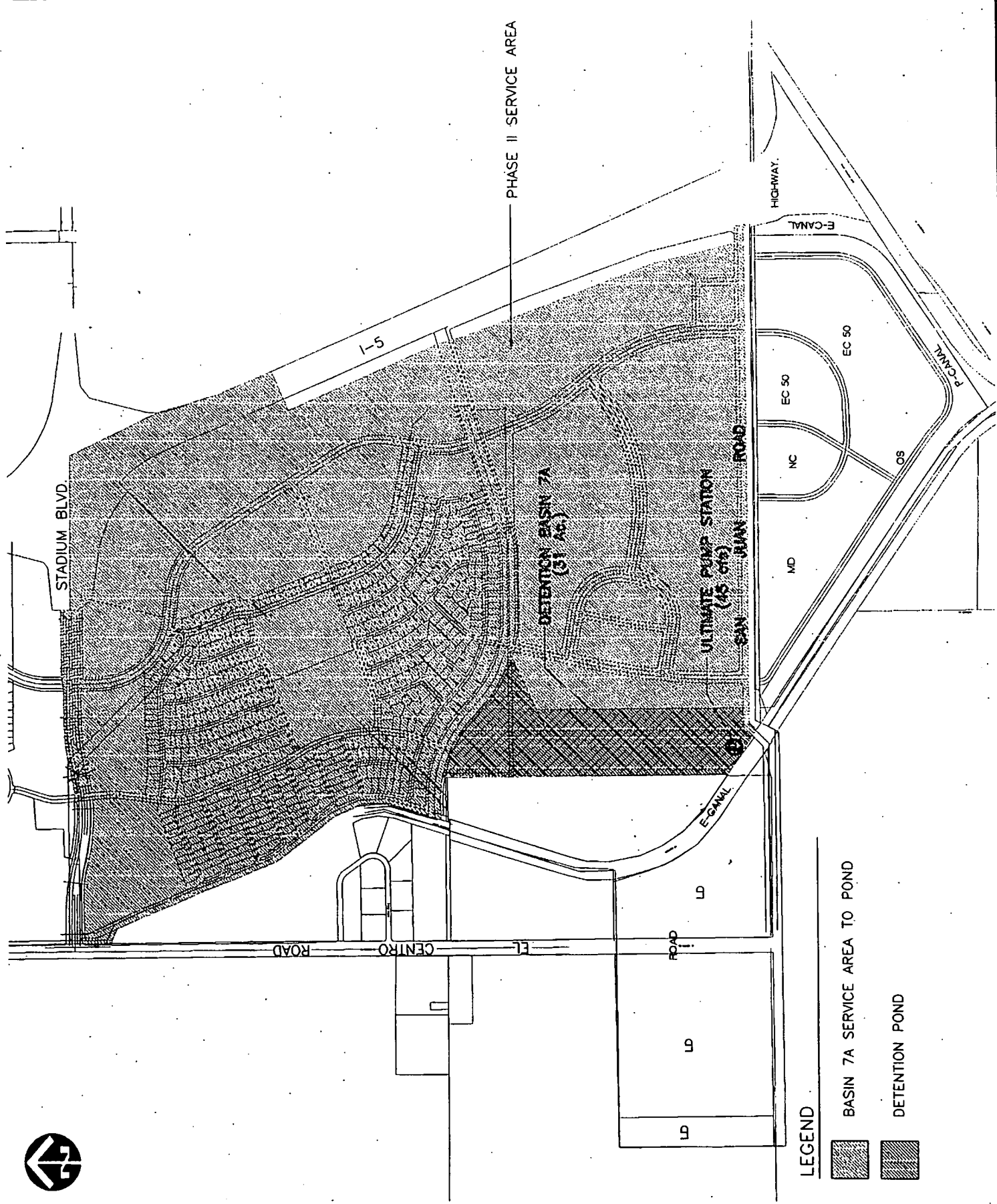
The Addendum to the Negative Declaration addressing Detention Basin 7A concludes that the impacts likely to result from the Proposed Project are well within the scope of the analysis contained in the Gateway West Negative Declaration. Thus, no supplemental or subsequent environmental documentation is required. By reviewing all available site specific information and by incorporating all applicable mitigation measures as identified in the Negative Declaration and the EIR, the Proposed Project will reduce the extent of potential impacts, including air quality, flooding, wildlife, water quality and cultural resources impacts to less-than-significant levels. Therefore, no new findings with respect to the impacts of the Proposed Project are warranted.

Decision not to Prepare Subsequent Negative Declaration / Conclusion

CEQA Section 15162 requires the preparation of a Subsequent Negative Declaration when substantial changes to a project will require revisions to a previous Negative Declaration due to involvement of new significant environmental effects, a substantial increase in the severity of previously identified environmental effects, or new information shows any of these conditions, including the identification of new mitigation measures or alternatives which would substantially lessen previously identified environmental effects, but project proponents decline to adopt them. Under the proposed project, the City will adopt a drainage agreement as specified by Mitigation Measure #2 of the Gateway West PUD Negative Declaration to regulate the manner of construction of the detention basin and will include all required mitigation measures as identified in the Negative Declaration and the EIR.

With adoption of the Negative Declaration and EIR, the City found that a significant impact would result regarding potential effects to cultural resources. The proposed project will not result in increased impacts or greater impacts than those identified in the Negative Declaration or the EIR. The project will include all mitigation required for projects developed as part of the PUD and the comprehensive drainage plan, will conform to the development plans approved for the Planned Unit Development, and will require implementation of physical measures to reduce all anticipated environmental effects as identified in the Gateway West PUD Negative Declaration and in the North Natomas Comprehensive Drainage Plan EIR.

Accordingly, the City Council hereby finds that the potential for the proposed Detention Basin 7A to result in increased environmental effects beyond those identified in the Negative Declaration and EIR is not substantial and is well within the scope of the Findings adopted in connection with the Gateway West PUD Negative Declaration and the North Natomas Comprehensive Drainage Plan EIR.



NORTH NATOMAS BASIN NO. 7
PHASE II

GATEWAY WEST

WOOD - RODGERS INC.
CIVIL ENGINEERING
1000 N. GATEWAY WEST
SACRAMENTO, CALIF. 95833

DATE	BY	CHKD.	APP'D.

RESOLUTION NO. 98-246

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

JUN 9 1998

ON DATE OF _____

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING THE MITIGATION REPORTING PROGRAM FOR DETENTION BASIN 7A OF THE NORTH NATOMAS COMPREHENSIVE DRAINAGE PLAN (GATEWAY WEST PUD (P96-106) PROJECT)

WHEREAS, the City Council has certified the adequacy of the Negative Declaration for the Gateway West Project (P96-106), and of the Addendum to the Negative Declaration, and of the Final Environmental Impact Report prepared in connection with the construction of the North Natomas Comprehensive Drainage Plan, including Detention Basin 7A;

WHEREAS, a Mitigation Monitoring Plan was prepared and adopted for the Gateway West PUD Negative Declaration (P96-106, adopted 8/26/97) and a Mitigation Reporting Plan has been prepared and adopted for the North Natomas Comprehensive Drainage Plan (adopted 5/20/97) which are designed to ensure compliance with the mitigation measures identified in the Gateway West PUD Negative Declaration and Addendum and in the EIR for the Comprehensive Drainage Plan applicable to construction of Detention Basin 7A (including, but not limited to, Gateway West PUD Measures #6, 7, 13, 14 & 15; and North Natomas Comprehensive Drainage Plan Measures # 3-1, 3-2, 3-3, 3-4, 4-1, 4-2, 5-1, 5-2);

WHEREAS, the above-referenced Mitigation Monitoring Plan and Mitigation Reporting Plan are attached to this resolution and identify the mitigation measures required for the construction of the Detention Basin 7A project.

THEREFORE, BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

The City Council hereby adopts the attached Mitigation Monitoring Plan for the Gateway West Negative Declaration and the Mitigation Reporting Program for the North Natomas Comprehensive Drainage Plan as the Mitigation Reporting Program for the Detention Basin 7A project to ensure compliance with all incorporated mitigation measures during project implementation.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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MITIGATION MONITORING PLAN

FOR

Gateway West (North Natomas)

**Type of Environmental Document:
Negative Declaration**

**Prepared By:
City of Sacramento Development Services Division
Don Lockhart, Associate Planner**

**Date:
July 1, 1997**

**Adopted By:
City of Sacramento City Council**

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Development Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Gateway West (P96-106)
Applicant - Name: River West Development attn: Phil Angelides
Address: 2424 K Street, 2nd Floor, Sacramento, CA 95816
Phone No.: (916) 446-1115

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

Between I-5 on the east and El Centro Rd. and the West Drainage Canal on the west, south of Del Paso Road.

Assessor's Parcel No.: 225-0140-027,028,029, & 0310-015,016,017

SECTION 2: GENERAL INFORMATION

The project as approved includes fifteen (15) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment 1 of 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 above-mentioned applicant.

SECTION 3: PLAN CONTENTS

1. AIR

Mitigation Measure #1: The applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 35 percent community-wide, (20% for residential/50% for non-residential).

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Works Department

2. WATER

Mitigation Measure #2: A Drainage Agreement regarding the provision of stormwater drainage for the project site must be executed prior to recordation of the Final Master Parcel Map. An adequate stormwater drainage plan shall be designed to the satisfaction of the City Utilities Director

prior to recordation of the Final Master Parcel Map. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Utilities Department

Mitigation Measure #3: The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Planning and Development, including:

- Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services;
- New residential development shall either identify refuge areas to the satisfaction of the City Planning and Development Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation;
- Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate employees only;
- All residential and non-residential structures must be anchored to their foundations per regulations in the City Building Code;
- Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and
- Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Planning and Development Department.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Utilities Department

Mitigation Measure #4: No encroachment into the FEMA designated floodway (shown as AE Flood zone on the most current flood maps or the most current RD-1000 100 year floodplain designation) shall be allowed until construction or bonding of the West Drainage Canal project or other mitigation approved by the Department of Utilities and RD 1000.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Department of Utilities

City of Sacramento, Planning and Development Department

3. PLANT/ANIMAL LIFE

Mitigation Measure #5:

a) There is one tree located on proposed "Lot C" site that every effort should be made to retain. Retention of the Valley Oak (#28) as a street tree is not desirable. However, if retaining the tree is infeasible, the applicant/developer may remove at their discretion. This tree is a 24" Valley Oak (#28) on the tree inventory included with the Cultural and Biological Resource Assessment for Gateway West by Jones & Stokes Assoc., Inc. (March 20, 1997). If removed, the impact shall be mitigated on the proposed park site on-site with twenty-four (24) fifteen (15) gallon Valley Oaks - (an inch for inch ratio).

The developer shall provide 24 replacement trees, 15-gallon minimum size, of Valley Oak. If another species is selected, this selection shall be subject to the approval of the City. The replacement trees shall be planted per the City Arborist's recommendations regarding time and location, and shall be shown on the improvement plans for the subdivision.

b) In order to reduce the proposed project's impacts on plant life to a less-than-significant level, the following trees shall be saved:

- o One 40" manna gum (Eucalyptus viminalis) #1 per Table 1
- o One 36" manna gum (Eucalyptus viminalis) #21 per Table 1

(Please refer to the tree inventory included with the Cultural and Biological Resource Assessment for Gateway West by Jones & Stokes Assoc., Inc. (March 20, 1997)).

In the event that these trees cannot be saved due to design considerations of South Loop Road (tree #1), or the future drainage detention facility on "Lot S" (tree #21), tree removal shall be subject to the standards of Section 45.04 Heritage Trees. If another species is selected, this selection shall be subject to the approval of the City. The replacement trees shall be planted per the City Arborist's recommendations regarding time and location, and shall be shown on the improvement plans for the subdivision.

c) In order to reduce the effects of grading and construction practices on the saved trees, the applicant has agreed to the following mitigation measures:

- o A 6' "orange construction fence" may be erected around the driplines of the trees to be preserved. However, if this fencing fails to provide adequate protection, it shall be replaced with a 6' chain link fence around the driplines of the trees to be preserved during construction, at the discretion of the City Arborist.
- o There shall be no grade changes, trenching, no parking of vehicles, and no storage of materials, or stockpiling of soil within the fenced-in areas.

- o The trees to be saved and the protection methods noted above shall be identified on all grading and building site plans for the project.
- o If during construction, the barriers are penetrated or the tree branches are damaged or disturbed, construction shall stop and a certified arborist be contacted for development of appropriate tree protection measures (subject to approval by the City Arborist).
- o If any utilities must be installed within the driplines of any of the trees protected by the construction barriers, horizontal boring shall be permitted. No trenching shall occur within the driplines of these trees.
- o Any of the above listed trees may have roots which extend onto the project site. In order to protect this tree, the applicant has agreed to the following mitigation measure:
 - If, during construction or grading, tree roots 2" in diameter or greater are encountered, work shall stop immediately and a Certified Arborist shall be contacted for a root inspection. Root cutting of any roots over 2" in diameter must have prior approval of the City Arborist. There is a concern with the root disturbance that may occur, and how it will impact the health of the tree. If a large number of roots require cutting, the tree will then have to be evaluated for possible removal and remedial mitigation measures will have to be developed.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
 City of Sacramento, Neighborhood Services Department

Mitigation Measure #6: Impacts on burrowing owls could be mitigated through participation in the Natomas Basin Habitat Conservation Plan or payment of interim fees. Alternatively, with the approval of the City Attorney and Planning Director, the project proponent may independently mitigate the impact to the burrowing owls on the project site. Mitigation shall consist of implementing appropriate measures from the DFG's burrowing owl mitigation guidelines:

- o Avoid disturbing occupied burrows during the nesting season when eggs or dependent juveniles are present (disturbance means any activities within 75 meters of the burrow or destruction of foraging habitat within 100 meters of the burrow);
- o Protect the burrow and foraging habitat within a 100-meter radius of the burrow (approximately 6.5 acres);
- o If avoidance is infeasible, restore or create burrows at a protected mitigation site;
- o If avoidance is infeasible, relocate owls (preferably by passive means); and
- o Provide funding for management and monitoring of mitigation site.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Office of the City Attorney

Mitigation Measure #7: The Applicant may, in its exclusive discretion, satisfy the mitigation requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Implementation Agreement, when those documents are adopted by the City Council, in one of the following three alternative methods: (i) payment of the Mitigation Fees specified in said documents, as adjusted from time to time; or (ii) contribution of Habitat Mitigation Requirement lands (as defined in said documents) to the Natomas Basin Conservancy; or (iii) participation in such other mitigation plan, consistent with the goals of the NBHCP and equivalent in biological value to (i) and (ii) above, as is approved by the City in prior consultation with the U.S. Fish & Wildlife Service and California Department of Fish & Game. Because the NBHCP and the Implementing Agreement have not been adopted as of the date of the imposition of this mitigation measure, if Applicant is issued a grading permit prior to their adoption, Applicant shall pay the interim fees established by the City Council in Ordinance No. 95-060 and Resolution No. 95-622 adopted by the City Council on October 31, 1995. If interim fees paid by the Applicant exceed the actual fees, when adopted, that would otherwise have been imposed upon the Applicant, then Applicant shall be refunded the difference, with interest. If the interim fees paid by the Applicant are less than the actual fees that would otherwise have been imposed upon the Applicant, the Applicant shall pay the difference, with interest.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

Mitigation Measure #8: Prior to the recordation of the Final Master Parcel Map, and/or any phases thereof, the applicant shall work with the U.S. Army Corps of Engineers and/or the Natural Resources Conservation Service Office to review the Jones & Stokes, March, 1997 study's findings, and verify the amount of acreage on-site which qualify as jurisdictional waters (seasonal wetlands) of the United States and what, if any, permits will be required.

The Final Master Parcel Map, and/or any phases thereof, shall include the delineation of all identified jurisdictional waters of the United States, including seasonal wetlands, as verified by the U.S. Army Corps of Engineers, and/or the Natural Resources Conservation Service Office .

The Master Tentative Parcel Map shall be revised to accommodate the identified seasonal wetlands. Each seasonal wetland site shall be fully contained on a maximum of one parcel. This will allow the integrity of the sites to be maintained, and adequate mitigation to be implemented prior to conveyance of the newly created parcels. Appropriate mitigation shall occur prior to the final Master Tentative Parcel Map.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
U.S. Army Corps of Engineers and/or the Federal Natural Resources Conservation Service

4. NOISE

Mitigation Measure #9: A detailed acoustical study is required prior to approval of any Special Permit for development to ensure that excessive noise from Interstate-5, El Centro Road, Stadium Boulevard, and "North Road", as applicable, shall be attenuated.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

5. TRANSPORTATION AND CIRCULATION

Mitigation Measure #10: Prior to non-residential building permit issuance, the applicant shall file a Transportation Management Plan (TMP) whose implementation will result in a 35 percent reduction in peak hour trips for the site to the satisfaction of the Public Works Director.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Work Department

Mitigation Measure #11: Analyses were undertaken to develop a phasing plan for the roadway improvements outlined as mitigation for the existing plus project scenario. Traffic associated with the project was superimposed on existing traffic volumes in five percent increments, and incremental roadway improvements were developed to maintain acceptable LOS "C" or better roadway operating conditions.

The following is the phasing of the mitigation measures:

<i>Percent Total Trips Expected For site</i>	<i>Improvements Required</i>
At or before 40%	Widen El Centro Rd. to 4-Lanes from the West Drain Canal to San Juan Rd. Add free-right turn from NB El Centro Rd. to EB Del Paso Rd. Signalize the intersection of El Centro Rd. and San Juan Rd.
At or before 45%	Widen El Centro Rd to 4-Lanes from the West Drain Canal to Del Paso Rd. Widen El Centro Rd to 4-Lanes from San Juan Rd to West El Camino Avenue Widen Del Paso Rd. To 4-Lanes from El Centro Rd. to I-5. Signalize the intersection of Del Paso Rd and NB I-5 off-ramp.
At or before 60%	Signalize the intersection of Del Paso Rd and El Centro Rd.
At or before 65%	Signalize the intersection of Del Paso Road and SB I-5 off-ramp.
At or before 90%	Add free-right turn from WB San Juan Rd to NB El Centro Rd.

Note: Percentages above indicate % of project trips. Off-site dedications and construction may be required.

As noted in the discussion of mitigation measures, the alternate mitigation measure of the Stadium

Boulevard crossing and full interchange with I-5 may be implemented. With this alternate mitigation measure, the above phased improvements would not be necessary.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Work Department

6. HUMAN HEALTH

Mitigation Measure #12: The applicant shall be properly abandon all on-site water supply wells prior to on-site development. This procedure shall entail a well abandonment permit (for each well), issued by the County Environmental Management Department, Environmental Health Division.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
County Environmental Management Department, Environmental Health Division

Mitigation Measure #13: The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento/Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
Sacramento/Yolo Mosquito Abatement District

7. CULTURAL RESOURCES

Mitigation Measure #14: If subsurface archaeological, or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of 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.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Works Department

Mitigation Measure #15: In the event human remains are discovered during excavation, work must stop immediately and the county coroner must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statutes of 1987) also protects Native American remains or associated grave goods.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Works Department