

## **RESOLUTION 2025-0338**

Adopted by the Sacramento City Council

December 9, 2025

### **Adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan for the Bee Shine Carwash and New Multi-Unit Dwellings Project (P23-014)**

**(APNs: 038-0191-001-0000, 038-0191-002-0000, 038-0191-003-0000, 038-0191-0025-0000)**

#### **BACKGROUND**

- A. On **November 13, 2025**, the City Planning and Design Commission conducted a public hearing on the Bee Shine Carwash and New Multi-Unit Dwellings (P23-014) Project and forwarded a recommendation of approval of the Project to City Council.
- B. On **December 9, 2025**, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code, and received and considered evidence concerning the Bee Shine Carwash and New Multi-Unit Dwellings (P23-014) Project.

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

##### **SECTION 1.**

The City Council finds as follows:

- A. The City's Environmental Planning Services Division has prepared an Initial Study to determine if the Project may have a significant effect on the environment.
- B. The Project initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment.
- C. Mitigated Negative Declaration (MND) for the Bee Shine Carwash and New Multi-Unit Dwellings (6325 Stockton Boulevard Project) (P23-014) Project was then completed, noticed and circulated in accordance with the requirements of the

California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. May 2, 2025, a Notice of Intent to Adopt the MND (NOI) dated April 30, 2025, 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 and occupants within and adjacent to the project site. The comments of such persons and agencies were sought.
2. On May 2, 2025, the NOA/I was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOA/I was posted in the office of the Sacramento County Clerk.
3. On May 2, 2025, the MND was posted with the California Governor's Office of Land Use and Climate Innovation's State Clearinghouse (CEQAnet) and received the State Clearinghouse Number 2025050127.
4. Based upon the comments received there are no significant modifications required to the MND. The revisions, pursuant to CEQA Guidelines Section 15073.5 to the MND consist of clarifications and insignificant modifications and do not require recirculation.

## **SECTION 2.**

The City Council has reviewed and considered the information contained in the MND, including the initial study, revisions, and conditions incorporated into the Project, the comments received during the public review process and the hearing on the Project, and all oral and documentary evidence received during the hearing on the Current Project. The City Council has determined that the MND constitute an adequate, accurate, objective, and complete review of the proposed project.

## **SECTION 3.**

Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

## **SECTION 4.**

The City Council adopts the MND for the Project.

## **SECTION 5.**

Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts the Mitigation Monitoring Plan to require all reasonably feasible mitigation measures, including mitigation measures from the Master EIR as appropriate, be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.

## **SECTION 6.**

Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and 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 7.**

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.

### **TABLE OF CONTENT:**

Exhibit A – Mitigation Monitoring Plan


Adopted by the City of Sacramento City Council on December 9, 2025, by the following vote:

Ayes: Members Dickinson, Guerra, Jennings, Kaplan, Maple, Pluckebaum, Talamantes, Vang, and Mayor McCarty

Noes: None

Abstain: None

Absent: None

Attest:  01/05/2026  
Mindy Cuppy, City Clerk

*The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.*

## **6325 Stockton Boulevard Mixed-Use Project Mitigation Monitoring Plan**

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

This Mitigation Monitoring Plan is being prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, 3<sup>rd</sup> Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act Guidelines, California Public Resources Code 21081.

**Project Name:** **6325 Stockton Boulevard Mixed-Use Project**

**Project Location:** The approximately 2.99-acre project site includes 6325 Stockton Boulevard, 6303 Stockton Boulevard, and 600 Dias Avenue in the City of Sacramento, CA 95824. The project site is identified by Assessor's Parcel Numbers (APNs) 038-0191-001 to -003, and -025.

**Project Description:** The 6325 Stockton Boulevard Mixed-Use Project (proposed project) would include the removal of all on-site structures and trees, and the development of two, three-story residential buildings with 24 units in each for a total of 48 apartment units, a car wash station, an oil change facility, and a playground/greenspace area for resident use. The proposed project would include 86 parking spaces throughout the project site. Site access would be provided by three new driveways, two connections to Dias Avenue north of the site and one to Stockton Boulevard in the southwest corner of the site. The proposed project would require the approval of a Conditional Use Permit, Rezone and Lot Merger, as well as Site Plan and Design Review.

MITIGATION MONITORING PLAN				
6325 Stockton Boulevard Mixed-Use Project				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
Air Quality				
III-1.	Prior to the initiation of any ground disturbing activities	City of Sacramento Community Development Department		
<p>Prior to the initiation of any ground-disturbing activities, the project applicant shall show on project improvement plans by way of notation that the following Basic Construction Emission Control Practices/BMPs shall be implemented during all construction activities associated with the proposed project:</p> <ul style="list-style-type: none"><li>• Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads;</li><li>• Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered;</li><li>• Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited;</li><li>• Limit vehicle speeds on unpaved roads to 15 miles per hour (mph);</li><li>• All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</li><li>• Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [CCR, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site;</li><li>• Provide current certificate(s) of compliance for the CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation (CCR, Title 13, Sections 2449 and 2449.1). For more information contact CARB at 877-593-6677, <a href="mailto:doors@arb.ca.gov">doors@arb.ca.gov</a>, or <a href="http://www.arb.ca.gov/doors/compliance_cert1.html">www.arb.ca.gov/doors/compliance_cert1.html</a>; and</li><li>• Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.</li></ul>				

MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<i>Proof of compliance with this measure shall be submitted to the City of Sacramento for review and approval.</i>				
<p>III-2 <i>Prior to the initiation of ground disturbance, the project applicant shall show on project improvement plans via notation that the contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the proposed project, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturer's specifications.</i></p> <p><i>Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.</i></p> <p><i>Portable equipment over 50 horsepower must have either a valid SMAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</i></p> <p><i>The aforementioned requirements shall be noted on grading plans and submitted for review and approval by the City of Sacramento Public Works Department.</i></p>	Prior to initiation of ground disturbance	City of Sacramento Public Works Department		
Biological Resources				
<p>Burrowing Owl IV-1. <i>If construction activities commence between February 1 and August 31, a pre-construction survey for nesting burrowing owls within the project site and a 500 feet buffer surrounding the site shall be conducted within 15 days of project construction. The pre-construction survey shall be conducted by a qualified biologist consistent with the CDFW 2012 Staff Report on Burrowing Owl Mitigation. Survey results shall only be valid for the breeding season in which the survey was conducted. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the City of Sacramento Community Development Department before any construction permits are issued. If nesting burrowing owls are not found, then further mitigation measures are not necessary.</i></p>	Prior to issuance of any construction permits	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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<p><i>If an active burrow (i.e., a burrow occupied by more than one adult burrowing owl, and/or if juvenile owls are observed) is found, the project applicant shall implement the following measures:</i></p> <ul style="list-style-type: none"> <li>a. <i>Avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (including individuals or family groups foraging on or near the site following fledging); and</i></li> <li>b. <i>Establish a minimum 500-foot non-disturbance buffer zone around nests, unless otherwise approved by the City in consultation with CDFW. The buffer zone shall be flagged or otherwise clearly marked to prevent project-related activities from occurring within the buffer zone. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer shall be increased such that project construction activities occur far enough from the nest that the bird(s) cease displaying such agitated behavior. Construction shall only occur within the 500-foot buffer zone during the breeding season if a qualified biologist monitors the nest and determines that the proposed activities would not disturb nesting behavior; that the birds have not begun egg-laying and incubation; or that the juveniles from the occupied burrows have fledged and moved off-site. Any modifications to the aforementioned buffer shall be approved by the City in consultation with CDFW. The buffer reduction request shall include relevant information and/or propose new measures to justify the buffer reduction.</i></li> </ul> <p><i>Mitigation for the permanent loss of burrowing owl foraging habitat (all areas of suitable habitat within 250 feet of an active burrow) shall be preserved at a 3:1 ratio. The mitigation lands may require habitat enhancements including enhancement or expansion of burrows for breeding, shelter and dispersal opportunity, and removal or control of population stressors. In addition, the mitigation provided shall be consistent with recommendations in the CDFW Staff Report on Burrowing Owl Mitigation.</i></p>				

MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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<p><i>Burrowing Owl</i> IV-2.</p> <p>If project construction commences during the non-nesting season (September 1 through January 31), a pre-construction survey for burrows or debris that represent suitable nesting habitat for burrowing owls shall be conducted within areas of proposed ground disturbance, as well as the areas directly adjacent. If burrowing owls are not found, then further mitigation measures are not necessary. If overwintering owls are located, the project applicant shall establish a minimum 160-foot (50-meter) buffer zone around active burrows. The buffer zone shall be flagged or otherwise clearly marked. CDFW-approved measures, such as visual screens, may be used to further reduce the buffer, provided a qualified biologist confirms that such measures would not cause agitated behavior.. A written summary of the survey results shall be submitted to the City of Sacramento Community Development Department before any construction permits are issued.</p> <p>Burrow exclusion shall only be conducted during the non-breeding season for active burrows located within the project site boundaries, and in limited instances within a buffer zone around the project site, as determined by the City in consultation with CDFW after all avoidance and minimization measures have been exhausted. The project applicant shall acquire an Incidental Take Permit (ITP) from CDFW prior to exclusion. Following the ITP, any exclusion and burrow collapse activities shall be conducted in accordance with the CDFW Staff Report on Burrowing Owl Mitigation. The foregoing guidance requires a Burrowing Owl Exclusion Plan to be developed and approved by a qualified biologist in consultation with CDFW for the City's review and approval prior to burrow exclusion and/or closure.</p>	<p>Prior to issuance of any construction permits, if project construction commences during the non-nesting season (September 1 through January 31)</p>	<p>City of Sacramento Community Development Department</p>		
<p><i>Nesting Raptors and Other Migratory Birds</i> IV-3.</p> <p>Not more than seven days prior to commencement of project construction activities, including removal of any trees, a pre-construction nesting bird survey shall be conducted by a qualified biologist within the project site and within a 500-foot radius of the site. If there is a break in construction activity of more than seven days, then subsequent surveys shall be conducted. A written summary of all survey results shall be submitted to the City of Sacramento Community Development Department before any construction commences.</p> <p>If nesting raptors and other migratory birds are not found, then further</p>	<p>Within seven days prior to commencement of project construction activities</p>	<p>City of Sacramento Community Development Department</p>		



MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
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<i>mitigation measures are not necessary. If active raptor nests are found, construction activities shall not occur within 500 feet of the nest until the young have fledged, as determined by a qualified biologist. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established. The foregoing disturbance buffers may be reduced if a smaller buffer is proposed by the qualified biologist and approved by the City, which must consider the natural history of the nesting bird species, the proposed activity level adjacent to the nest, habituation to existing or ongoing activity, and nest concealment. A qualified biologist shall visit the nest as needed to determine when the young have fledged the nest and are independent of the site, or the nest can be left undisturbed until the end of the nesting season.</i>				
IV-4. <i>Prior to issuance of any grading permit and commencement of ground-disturbing activities, the project applicant shall obtain a Tree Permit from the City of Sacramento Community Development Department and comply with the permit requirements in effect at the time of project grading for removal, pruning, or soil disturbance within the canopy dripline of a Private Protected Tree.</i>	Prior to issuance of any grading permit and commencement of ground-disturbing activities	City of Sacramento Community Development Department		
Cultural Resources				
V-1. <b>Avoidance and Preservation Procedures in the Event of the Inadvertent Discovery of Cultural Resources</b>  <i>If cultural resources (such as structural features, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the Project site during construction, work shall be suspended within 100 feet of the find (based on the apparent distribution of cultural materials), and the construction contractor shall immediately notify the Project's City representative. Avoidance and preservation in place is the preferred manner of mitigating impacts to cultural resources. This will be accomplished, if feasible, by several alternative means, including:</i>  <ul style="list-style-type: none"> <li><i>Planning construction to avoid archaeological sites and/or other cultural resources; incorporating cultural resources within parks, green-space or other open space; covering archaeological resources; deeding a cultural resource to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.</i></li> </ul>	If cultural resources are encountered at the project site during construction	City of Sacramento Community Development Department		

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<ul style="list-style-type: none"> <li>Recommendations for avoidance of cultural resources will be reviewed by the City representative and other appropriate agencies, in light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. Avoidance and design alternatives may include realignment within the project site to avoid cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or modification or realignment to avoid highly significant features within a cultural resource.</li> <li>If the discovered cultural resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American representatives from interested culturally affiliated Native American tribes.</li> <li>The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area".</li> </ul> <p>If a cultural resource cannot be avoided, the following performance standard shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of cultural resources:</p> <ul style="list-style-type: none"> <li>Each resource will be evaluated for California Register of Historical Resources- (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes, as applicable.</li> <li>If a cultural resource is determined to be eligible for listing in the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. The City shall coordinate the investigation of the find with a qualified archaeologist (meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology) approved by the City. As part of the site investigation and resource assessment, the City and the archaeologist shall assess the significance of the find, make</li> </ul>				

MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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<p>recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the Project record.</p>				
<p>V-2. <b>Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.</b></p> <p><i>If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the following performance standards shall be met prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Sacramento County Coroner and a professional archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (HSC Section 7050.5[b]).</i></p> <p><i>If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the HSC Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</i></p> <p><i>If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the Coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.</i></p>	<p>If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning</p>	<p>City of Sacramento Community Development Department</p> <p>Sacramento County Coroner</p>		

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Geology and Soils					
VII-1.	<p>Prior to approval of any grading permits, a design-level Geotechnical Analysis shall be conducted by a California Registered Civil Engineer or Geotechnical Engineer to characterize the subsurface conditions of the project site. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"><li>• Road, pavement, and parking area design;</li><li>• Structural foundations, including retaining wall design (if applicable);</li><li>• Grading practices;</li><li>• Erosion/winterization;</li><li>• Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.);</li><li>• Subsidence and settlement potential; and</li><li>• Slope stability.</li></ul> <p>All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Analysis are properly incorporated and utilized in the project design. The design-level Geotechnical Analysis shall be submitted to the City of Sacramento Community Development Department.</p>	Prior to approval of any grading permits	City of Sacramento Community Development Department  Director of Public Works/City Engineer  Chief Building Official		
VII-2.	<p>In the event that a paleontological resource is inadvertently discovered during project-related work, regardless of the depth of excavation or location, work shall be halted within 50 feet (15 meters) of the find and a qualified paleontologist (Society of Vertebrate Paleontology [SVP] 2010) and the City of Sacramento Community Development Department shall be notified. The resources shall be examined by the qualified paleontologist at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. Construction activities could continue in other areas.</p> <p>If the find is determined to be significant under SVP criteria, the find shall be left in place without further disturbance, or if avoidance is not feasible, then additional work, such as fossil recovery excavation (salvage) and curation at</p>	In the event that a paleontological resource is inadvertently discovered during project-related work	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
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a certified repository, such as the University of California Museum of Paleontology (UCMP), may be warranted and would be discussed in consultation with the City of Sacramento Community Development Department, and any other relevant regulatory agency, as appropriate. The qualified paleontologist shall submit to the City of Sacramento Community Development Department for review and approval a report of the findings and method of curation or protection of the resources.				
<b>Hazards and Hazardous Materials</b>				
IX-1. Prior to issuance of a demolition permit, the project applicant shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review to the Building Department an asbestos and lead survey. If asbestos-containing materials or lead-containing materials are not discovered during the survey, further mitigation related to asbestos-containing materials or lead-containing materials shall not be required. If asbestos-containing materials and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos-containing materials and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety (Cal-OSHA) Administration regulations and disposed of in accordance with all CalEPA regulations, prior to the demolition and/or removal of the on-site structures. The plan shall include the requirement that work shall be conducted by a Cal-OSHA registered asbestos and lead abatement contractor in accordance with Title 8 CCR 1529 and Title 8 CCR 1532.1 regarding asbestos and lead training, engineering controls, and certifications. The applicant shall submit the work plan to the City of Sacramento for review and approval. The City has the right to defer the work plan to the Sacramento County Environmental Health Division for additional review. Materials containing more than one (1) percent asbestos that is friable are also subject to SMAQMD regulations. Removal of materials containing asbestos shall be completed in accordance with SMAQMD Rule 1403 and SMAQMD Rule 902.	Prior to issuance of a demolition permit	City of Sacramento Building Department		
<b>Hydrology and Water Quality</b>				
X-1. Prior to issuance of any grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the Central Valley RWQCB. The contractor shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The	Prior to issuance of any grading permits	Central Valley Regional Water Quality Control Board		

MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. Construction (temporary) BMPs for the project may include, but are not limited to: fiber rolls, straw bale barrier, straw wattles, storm drain inlet protection, velocity dissipation devices, silt fences, wind erosion control, stabilized construction entrance, hydroseeding, revegetation techniques, and dust control measures. The SWPPP shall be submitted to both the City Director of Public Works, and the City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.		City Director of Public Works  City Engineer		
Noise				
<p>XIII-1. Prior to approval of grading permits, the City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:</p> <ul style="list-style-type: none"> <li>The proposed project shall incorporate the use of eight-foot-tall temporary sound barriers at the locations shown in Figure 15. The sound barrier fencing shall consist of half-inch plywood or minimum STC 27 sound curtains placed to shield nearby sensitive receptors. The plywood barrier shall be free from gaps, openings, or penetrations to ensure maximum performance.</li> <li>Construction shall be limited to 7:00 AM and 6:00 PM, on Monday, Tuesday, Wednesday, Thursday, Friday and Saturday, and between 9:00 AM and 6:00 PM on Sundays;</li> <li>All construction equipment powered by internal combustion engines shall be properly muffled and maintained;</li> <li>Quiet construction equipment, particularly air compressors, shall be selected whenever possible;</li> <li>All stationary noise-generating construction equipment, such as generators or air compressors, shall be located as far as is practical from existing residences. In addition, such stationary construction equipment shall be placed so that noise is directed away from the sensitive receptors nearest to the project site;</li> <li>Unnecessary idling of internal combustion engines shall be</li> </ul>	Prior to approval of grading permits	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
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<p>prohibited; and</p> <ul style="list-style-type: none"> <li>The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during project construction.</li> </ul> <p>Proof of compliance with the above measures shall be submitted to the City of Sacramento Community Development Department for review.</p>				
<p>XIII-2. Any compaction required within 26 feet of existing structures adjacent to the project site shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The above requirements shall be included via notation on any future improvement plans approved for the proposed project to the satisfaction of the City's Community Development Department.</p>	Any compaction required within 26 feet of existing structures adjacent to the project site	City of Sacramento Community Development Department		
Tribal Cultural Resources				
<p>XVIII-1. <b>In the Event that Tribal Cultural Resources are Discovered During Construction, Implement Procedures to Evaluate Tribal Cultural Resources and Implement Avoidance and Minimization Measures to Avoid Significant Impact.</b></p> <p>If archaeological resources, or tribal cultural resources, are encountered in the project area during construction, the following performance standards shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of tribal cultural resources:</p> <ul style="list-style-type: none"> <li>Each resource shall be evaluated for California Register of Historical Resources eligibility through application of established eligibility criteria (California Code of Regulations Section 15064.636), in consultation with consulting Native American tribes.</li> </ul> <p>If a tribal cultural resource is determined to be eligible for listing on the California Register of Historical Resources, the City shall avoid damaging effects to the resource in accordance with PRC Section 21084.3, if feasible. If the City determines that the project may cause a significant impact to a</p>	If archaeological resources, or tribal cultural resources, are encountered in the project area during construction	City of Sacramento Community Development Department		

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Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Verification of Compliance	
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<p>tribal cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less than significant may be reached:</p> <ul style="list-style-type: none"> <li>Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.</li> <li>Treat the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: <ul style="list-style-type: none"> <li>Protect the cultural character and integrity of the resource.</li> <li>Protect the traditional use of the resource.</li> <li>Protect the confidentiality of the resource.</li> <li>Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.</li> <li>Rebury the resource in place.</li> <li>Protect the resource.</li> </ul> </li> </ul>				
<p>XVIII-2. <b>Implement Procedures in the Event of the Inadvertent Discovery of Native American Human Remains.</b></p> <p>If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the following performance standards shall be met prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Sacramento County Coroner and a professional</p>	<p>If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning</p>	<p>City of Sacramento Community Development Department</p> <p>Sacramento County Coroner</p> <p>Native American</p>		



MITIGATION MONITORING PLAN 6325 Stockton Boulevard Mixed-Use Project				
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<p>archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (HSC Section 7050.5(b)).</p> <p>If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the HSC Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</p> <p>If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050(c)). After the Coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.</p>		Heritage Commission		