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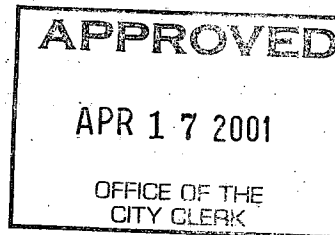
PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

April 3, 2001



City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Entitlements to develop Granite Regional Park Phase II in the Granite Regional Park Planned Unit Development (PUD) on 47.44± acres (P00-066).

LOCATION: East of Power Inn Road, south of the Light Rail alignment, west of Florin-Perkins Road, and north of 14th Avenue (Council District 6)

RECOMMENDATION: The Planning Commission and Planning Staff recommend the following actions by the City Council:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan;
- C. Adopt the attached Resolution approving the Schematic Plan Amendment of the Granite Regional Park Schematic Plan to allow the reallocation of land uses within the PUD.

CONTACT PERSONS: Dawn T. Holm, Associate Planner, 264-5851
Barbara L. Wendt, Senior Planner, 264-5935

FOR CITY COUNCIL MEETING OF: April 17, 2001

SUMMARY: The City received a request for entitlements to establish three office buildings totaling 379,103± square feet and five retail/commercial buildings totaling 23,095± square feet on the western portion of the Granite Regional Park PUD. The entitlements include a Schematic Plan Amendment, a PUD Guideline Amendment, Tentative Maps, a Lot Line Adjustment, and Special Permits. A portion of the proposal is not consistent with the approved Schematic Plan; therefore, the applicant's proposal includes an amendment to the PUD Schematic Plan (see Exhibit 1). The amendment is located in the Phase 2 North A portion of the PUD. Building E is designated as a single story, 50,500 square foot retail building on the approved Schematic Plan. The applicant's proposal is a three story, 79,314

City Council
Re: Granite Regional Park Phase 2 (P00-066)
April 3, 2001

square foot office building. City Council action is required on the PUD Schematic Plan Amendment. The PUD Guideline Amendment, Tentative Maps, Lot Line Adjustment, and Special Permits were approved by Planning Commission.

VOTE OF PLANNING COMMISSION: On March 22, 2001, the City Planning Commission recommended approval of the Schematic Plan Amendment. The Planning Commission also approved the PUD Guideline Amendment, Tentative Maps, Lot Line Adjustment, and Special Permits to allow the development of three office buildings totaling 379,103± square feet and five retail/commercial buildings totaling 23,095± square feet.

BACKGROUND: On July 27, 1995, the City Council certified the Environmental Impact Report (SCH #94112031) for the Granite Office and Restaurant Project (P94-063), and approved the necessary entitlements to allow construction on the west rim of the first office building for the project. Building A was approved for 131,208 square feet of office space at the southeast corner of Power Inn Road and Cucamonga Avenue. An adjacent 3,000 square foot restaurant (Retail Building 2) was also approved (see Exhibit 1b, Amended Schematic Plan for building locations). The first office building and retail space was allowed to precede master planning for the entire site based on existing land use designations and zoning on the site. The office building was occupied in December 1998, and is fully leased to the State of California, Joint Taxpayer and Sutter Health. The proposed project will result in the development of the restaurant site in front of Building A.

On August 6, 1998, the City Council certified the Environmental Impact Report (SCH #97052084) for the Granite Park Planned Unit Development (P96-009), including a General Plan Amendment, Planned Unit Development, Tentative Map, Special Permit for Office Building B, and authorization to proceed with development of Phase One of the park. Office Building B was approved for 164,981 square feet. Construction of Office Building B was completed in October, 1999, and it is currently occupied by the Sacramento County Superior Court. Phase One of the park development is currently in progress and is tentatively scheduled for dedication to the City in April, 2001.

On February 25, 1999, the Planning Commission approved a Special Permit (P98-120) for Office Building C consisting of 150,543 square feet, and on March 23, 2000, made minor amendments to the Special Permit (P99-134). Construction of Office Building C was completed in November, 2000, and it is also occupied by the Sacramento County Superior Court.

FINANCIAL CONSIDERATIONS: The development of Granite Regional Park is a private/public partnership between the City of Sacramento and the developer, Regional Park General. The development of the office and retail buildings ensure continued contributions to the building of the regional park within the basin. On October 24, 2000, the City Council, approved a Development Agreement (Ordinance No. 2000-042) between the City of Sacramento and Regional Park General. The Development Agreement outlines the developer's and the City's responsibilities for the funding and timing of infrastructure improvements, including off-site roadway improvements. The Development Agreement

also identifies the developer's responsibilities for the park improvements, including financial responsibility and timing. Maintenance responsibilities of both the City and Regional Park General are also addressed within the Development Agreement.

ENVIRONMENTAL CONSIDERATIONS: The City determined that a Tiered Negative Declaration is the appropriate environmental document for the proposed project. Tiering refers to using the analysis of general matters contained in a broader EIR, with later negative declarations on narrower projects incorporating by reference the general discussions from the broader EIR, and concentrating the later negative declaration solely on the issues specific to the later project (CEQA Guidelines Section 15152(a)). CEQA and the State CEQA Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process for projects that are considered consistent with the general plan and zoning.

The Granite Regional Park Phase II Negative Declaration is tiered from the 1998 Granite Regional Park Planned Unit Development Environmental Impact Report (1998 Granite PUD EIR). The 1998 Granite PUD EIR included a programmatic analysis of the development proposed for the current project site. Site specific analysis conducted for the Granite Regional Park Phase II Tiered Negative Declaration included a traffic study, Phase 1 hazardous materials survey, surface drainage assessment, and biological resources survey. The Tiered Negative Declaration also incorporates appropriate mitigation measures as identified in the 1998 Granite PUD EIR. The Tiered Negative Declaration found mitigation to be necessary in the following areas: (1) geology, (2) water, (3) air quality, (4) transportation/ circulation, (5) biological resources, (6) energy and mineral resources, (7) hazards, and (8) noise. Significant impacts were either mitigated or were previously analyzed within the 1998 Granite PUD EIR. No new significant impacts were identified within the Tiered Negative Declaration.

POLICY CONSIDERATIONS: The approval of the Granite Regional Park PUD included the adoption of a PUD Schematic Plan and Development Guidelines. The applicant's proposal includes an amendment to the PUD Schematic Plan (see Exhibit 1). The amendment is located in the Phase II North A portion of the PUD. Building E is designated as a single story, 50,500 square foot retail building on the approved Schematic Plan. The applicant's proposal is a three story, 79,314 square foot office building. This change from retail to office is the primary policy consideration associated with the development. The remainder of the proposed buildings are in substantial compliance with the adopted PUD Schematic Plan.

One of the factors in the determination of land uses in the Schematic Plan is the maximization of the potential use of the adjacent light rail facility. The impact of the change from retail to office was discussed with Regional Transit. The office use will potentially generate greater levels of ridership than retail development and is supported by Regional Transit. The Planning Commission and Planning Staff recommend approval of the Schematic Plan Amendment.

City Council
Re: Granite Regional Park Phase 2 (P00-066)
April 3, 2001

ESBD CONSIDERATIONS: None.

Respectfully Submitted,



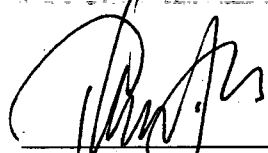
Barbara L. Wendt, Senior Planner
Special Projects Planning Team

Recommendation Approved,

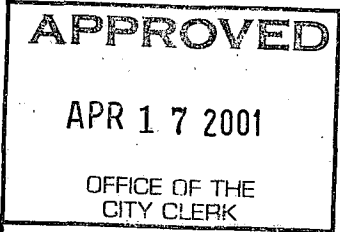


Gary Stonehouse, Planning Director
Planning and Building Department

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
CITY MANAGER



RESOLUTION NO. 2001-218

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO
ADOPTING THE ATTACHED MITIGATION MONITORING PLAN FOR THE
GRANITE REGIONAL PARK PHASE II, LOCATED EAST OF POWER INN
ROAD, SOUTH OF THE LIGHT RAIL ALIGNMENT, WEST OF FLORIN-
PERKINS ROAD, AND NORTH OF 14TH AVENUE. (P00-066)
(APN: 079-0310-006 & 046 and 079-0291-004 thru 006 & 010)**

WHEREAS, the City Council held a public hearing to review the above described project;

WHEREAS, a Negative Declaration has been prepared by the City of Sacramento for the above described project;

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Mitigation Agreement Form contained in the project file.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento, that the Mitigation Monitoring Plan for the Granite Regional Park PUD Phase II project (P00-066), is approved and adopted as shown in the attached Mitigation Monitoring Plan dated March, 2001 (Attachment 1).

MAYOR

ATTEST:

CITY CLERK

P00-066

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Recording
Not
Required

ATTACHMENT 1
MMP

MITIGATION MONITORING PLAN

FOR
GRANITE REGIONAL PARK PHASE II
(P00-066)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

GRANITE REGIONAL PARK

PHASE II PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

Prepared for:

City of Sacramento
Planning and Building Department
123 I Street, Suite 301
Sacramento, CA 95814

Prepared by:

Environmental Science Associates
700 University Avenue, Suite 130
Sacramento, CA 95825

March, 2001

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

GRANITE REGIONAL PARK – PHASE II PROJECT

MITIGATION MONITORING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The mitigation monitoring program (MMP) contained herein is intended to satisfy the requirements of CEQA as they relate to the Tiered Mitigated Negative Declaration for the Granite Phase II project prepared by the City of Sacramento. This MMP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the Tiered Mitigated Negative Declaration prepared for the proposed project.

The Granite Phase II project Tiered Mitigated Negative Declaration presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Note: Sections 21083 and 21087, Public Resources Code; Reference: Sections 21002, 21002.1, 21081, and 21100(c), Public Resources Code.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

COMPLIANCE CHECKLIST

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Sacramento. **Table 1** of this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The City of Sacramento will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP.

FIELD MONITORING OF MITIGATION MEASURE IMPLEMENTATION

During construction of the project, the City will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector will report to the City's Planning and Building Department and will be thoroughly familiar with permit conditions and the MMP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of construction. Aided by **Table 1**, the inspector will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Ensuring contractor knowledge of and compliance with the MMP.
- Verifying the accuracy and adequacy of contract wording.
- Having the authority to require correction of activities that violate mitigation measures. The inspector shall have the ability and authority to secure compliance with the MMP.
- Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the City of Sacramento.
- Obtaining assistance as necessary from technical experts in order to develop site-specific procedures for implementing the mitigation measures.
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
III Seismicity, Soils, and Geology					
<p>III-1. Prior to site grading, all construction areas should be stripped of surface vegetation and the strippings removed. Tree removal should include the rootball and surface roots larger than one-inch in diameter. Depressions resulting from clearing operations, as well as any loose, saturated and organically contaminated soils, as identified in the Phase I, should be cleaned out to firm, undisturbed soils and widened, to allow access for construction equipment. Prior to construction of buttress fills over 10 feet in height; a key should be excavated at the toe of the fill. The key should be about three feet deep and at least 15 feet wide; final depths should be determined in the field based on soil conditions encountered.</p>	Regional Park Partners	City of Sacramento – Planning and Building Department	Measure shall apply to construction activities that will occur on project slopes. This includes the slope adjacent to Phase II North and Phase II South. The City's Building Division shall review final construction plans to assure compliance with remainder of measure.	Vegetation removal shall occur prior to the issuance of a grading permit. The remainder of the measure shall be implemented prior to issuance of occupancy permit.	
<p>III-2. Areas designated to receive engineered fill (other than keys) should be uniformly scarified to a depth of at least eight inches, moisture conditioned to at least the optimum moisture content, and compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557 specifications. Loose, soft, or saturated soil deposits exposed during compaction operations, should be excavated to firm, undisturbed soils and properly backfilled with engineered fill.</p>	Regional Park Partners	City of Sacramento – Planning and Building department	Measure shall apply to construction activities that will occur on project slopes. This includes the slope adjacent to Phase II North and Phase II South. Measures shall be specified in the City Grading Permit.	Prior to issuance of occupancy permit.	

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>III-3. Prior to any grading in the basin areas within 50 feet of the PG&E electrical transmission tower pads or slopes adjacent to the rail lines, the applicant shall prepare a grading and slope protection plan to protect the stability of the existing berms and slopes supporting these facilities. The grading plan shall be reviewed by the City of Sacramento and the affected public utilities. If necessary, specific soil reports and geologic investigations shall be prepared by a qualified geotechnical engineer to determine the existing condition of these berms and pads and to identify additional soils engineering solutions to ensure the stability of these structures during and after construction activities.</p>	<p>Regional Park Partners</p>	<p>City of Sacramento – Planning and Building Department</p>	<p>Preparation of a Grading and Slope Protection Plan prior to issuance of a grading permit for Office Building G. Plan shall be submitted to the City's Building Division, Regional Transit, Pacific Gas and Electric, and Union Pacific for review and comment.</p>	<p>Prior to the issuance of a grading permit for Office Building G.</p>	
<p>III-4. Replace topsoil or overburden on the areas of the parkland that are intended to sustain grasses/vegetation. The topsoil or overburden shall be treated with soil amenities to assure adequate establishment of soil dependent park components. This shall be done to the satisfaction of the City's Park Division.</p>	<p>Regional Park Partners</p>	<p>City of Sacramento – Planning and Building Division</p>	<p>A soils plan shall be submitted to the City's Parks Division for review and comment prior to park construction. Final City conditions shall be incorporated into the plan and implemented in the field.</p>	<p>The Plan shall be developed and submitted to the City's Parks Division prior to the issuance of the first shell building permit for the Phase II project. Verification of plan implementation shall be signed off by the City's Parks</p>	

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
				Department prior to issuance of the final occupancy permit for Phase II.	
IV Water					
IV-1. Construction activities that disturb five acres or more of soil are subject to the requirements of the State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 Waste Discharge Requirements for Discharges of Stormwater Runoff Associated With Construction Activity (Construction Activities General Permit)(SWRCB, 1992). The conditions of the Construction Activities General Permit require that the project proponent develop and implement a stormwater pollution prevention plan (SWPPP) and submit to the RWQCB a Notice of Intent to discharge stormwater prior to beginning construction activities. The SWPPP must be posted at the construction site and be available for inspection by the RWQCB. The SWPPP shall incorporate an erosion control and restoration plan.	Regional Park Partners	City of Sacramento – Planning and Building Division	The identified measures are required by existing regulations. The compliance standards are as identified within the regulations. No additional compliance standards are required pursuant to CEQA.	As required pursuant to existing regulations.	
IV-2. The project proponent shall also comply with the requirements of City of Sacramento Ordinance 93-068, Grading, Erosion and Sediment Control	Regional Park Partners	City of Sacramento – Planning and	The identified measures are required by existing regulations. The	As required pursuant to existing	

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
Ordinance.		Building Division	compliance standards are as identified within the regulations. No additional compliance standards are required pursuant to CEQA.	regulations.	
V Air Quality					
<p>V-1. Based on the project-specific analysis, the following types of mitigation measures shall be employed.</p> <ul style="list-style-type: none"> A. Water all unpaved construction areas at least twice per day during grading, excavation and site preparation activities to reduce dust emissions. Additional watering should be carried out on hot or windy days. B. Water twice daily or cover stockpiles of sand, soil, and similar materials with a tarp. C. Maintain the stationary and mobile equipment in proper working order, i.e. tuned for maximum efficiency. D. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or ensure that all trucks maintain two feet of freeboard above the load to prevent material spillage. E. Work should be restricted or banned on days of high winds (>30 mph) or when air quality violations are expected (as determined by the SMAQMD). F. On-site vehicle speed on unpaved surfaces shall be limited to 15 miles per hour. 	Regional Park Partners.	City of Sacramento – Planning and Building Department	Measures shall be included within the Construction Specifications. Implementation of the measures shall be monitored by the City's Mitigation Monitoring Section or Building Division	Construction specifications shall be included on the construction plans prior to the issuance of a grading permit. Measures shall be implemented prior to and concurrent with construction activities	

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>project, and operated by either the prime contractor or any subcontractor, will provide a fleet-averaged NOx emission reduction of 10 % compared to an unregulated/uncontrolled fleet. (Includes the use of emulsified fuel in noncertified engines, and other methods not requiring the use of post 1996 – 1998 engines.</p> <p>2. An enforcement plan shall be established to weekly regulate project-related engine emission opacities, modeled after the California Air Resources Board Heavy-Duty Diesel Smoke Enforcement Program. An environmental coordinator certified to perform Visible Emissions Evaluations would routinely "read" project related off-road and on-road equipment exhaust opacity, using opacity standards identified in the California Health and Safety Standards. Engines with readily visible emissions shall be repaired immediately. The certified environmental coordinator may be a City inspector, a representative of the prime contractor, or an independent contractor. The Environmental Coordinator shall keep a log of all readings. The SMAQMD and/or ARB may conduct periodic site inspections to determine compliance.</p>					
<p>VI Transportation/Circulation</p>					
<p>V1-1. 65th Street and Folsom Boulevard: Construct a second westbound left-turn lane – Payment of PUD Road Fee to City as required by the adopted Development Agreement</p>	<p>Regional Park Partners</p>	<p>City of Sacramento – Public Works Department</p>	<p>As specified in the terms of the Development Agreement.</p>	<p>Construction must be fully funded prior to issuance of the first Phase II</p>	

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
				building permit. Construction shall be completed as soon as feasible, in the City's sole discretion.	
V1-2. 65 th Street and 14 th Avenue: Construct a separate northbound right-turn lane and implement a cycle length of 100 seconds – Payment of PUD Road Fee to City as required by the adopted Development Agreement	Regional Park Partners	City of Sacramento – Public Works Department	As specified in the terms of the Development Agreement.	Same as V1-1.	
V1-3. Florin Perkins Road and Folsom Boulevard: Construct a second westbound left-turn lane – Payment of PUD Road Fee to City as required by the adopted Development Agreement.	Regional Park Partners	City of Sacramento – Public Works Department	As specified in the terms of the Development Agreement.	Same as V1-1.	
V1-4. Power Inn Road and Folsom Boulevard: Construct extension of Ramona Avenue from Power Inn Road to Florin-Perkins Road	Regional Park Partners	City of Sacramento – Public Works Department	As specified in the terms of the Development Agreement.	Same as V 1-1..	
VII Biological Resources					
VII-1 If project construction activities are to occur during the nesting season, a qualified biologist shall conduct preconstruction surveys for active raptor nests within 500 feet of proposed construction areas. If active raptor nests are identified within 500 feet of proposed construction areas, the California Department of Fish and Game shall be consulted prior to	Regional Park Partners	City of Sacramento – Planning and Building Department	The presence of nesting raptors is highly unlikely given the ongoing mining operations. Nevertheless, a survey of the trees along the slope of the Phase II Park site shall be	Confirmation of survey results, and/or plan shall be submitted prior to approval of a grading permit for the Phase II South	

FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED:

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
initiation of construction activities.			conducted by a qualified biologist to assure that nesting raptors are not present.	site.	
VIII Energy					
VIII-1. The developers shall work closely with the SMUD during design stages of Phase II to ensure that load management opportunities and energy efficiency options are effectively implemented.	Regional Park Partners.	City of Sacramento – Planning and Building Department	The implementing party shall submit a letter from SMUD verifying that consultation had occurred to load management opportunities and energy efficiency options were discussed, identified, and where feasible will be implemented.	Prior to approval of a shell building permit.	
IX Hazards					
IX-1 The recommendations presented in the Phase I Environmental Site Assessment report should be implemented. The Phase I report recommendations were as follows: "ESA recommends the removal and proper disposal of the contents of all 55-gallon industrial drums and the stained soil prior to construction activities on the property. All applicable federal, state and local regulatory requirements must be followed in the disposal of any hazardous materials and in the excavation and disposal of any contaminated soil."	Regional Park Partners	City of Sacramento – Planning and Building Department	A site cleanup report from a qualified hazardous materials/waste company shall be submitted to the monitoring entity.	Prior to the issuance of a grading permit.	

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>IX-2 A contingency plan to dispose of contaminated groundwater shall be developed through consultation with the Sacramento County Environmental Management Department (SCEMD), Sacramento Regional County Sanitation District (SRCSD), and the California Regional Water Quality Control Board (RWQCB). If contaminated groundwater is encountered during extraction for dewatering, the SCEMD, SRCSD, and the RWQCB shall be notified, and the appropriate action, as determined by the regulatory agency(ies) shall be taken.</p> <p>Any groundwater discharges to the sanitary sewer must be regulated and monitored by the Department of Utilities using the model Groundwater Discharge Memorandum of Understanding (MOU) and the City and its authorized contractors shall follow the dewatering assessment procedures set forth in the MOU.</p>	Regional Park Partners	City of Sacramento – Planning and Building Department	The identified measures are required by existing regulations. The compliance standards are as identified within the regulations. No additional compliance standards are required pursuant to CEQA.	As required pursuant to existing regulations.	
<p>IX-3. Due to continued concerns and questions regarding EMF exposure, it is recommended that day care centers and preschool facilities be prohibited in any of the office or retail buildings that do not meet the California Department of Education siting guidelines.</p>	City of Sacramento – Planning and Building Department	City of Sacramento – Planning and Building	This measure shall be adopted as a condition of project approval.	At the project approval stage.	
<p>IX-4. The Granite Regional Park managing entity shall install and maintain a fence along the northern project site boundary for safety purposes, to</p>	Regional Park Partners	City of Sacramento – Planning and Building	The fence shall be installed to the satisfaction of the City's Building Division	Prior to the issuance of an occupancy permit for Office	

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RESOLUTION NO. _____

DATE ADOPTED: _____

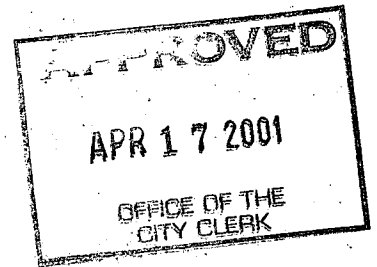
**TABLE 1
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
restrict access to light rail tracks from the park and to prevent injuries from persons falling down any slopes from above the tracks.		Department		Building G	
X Noise					
<p>X-1. The project applicant shall ensure that interior noise levels do not exceed levels that affect adequate speech and conversation. Although the City of Sacramento does not establish an interior noise level standard for retail or office uses, generally, an interior noise level of 45 Ldn should be achieved at the interior spaces. Likely required noise insulation features could include, but would not be limited to, double-paned windows.</p>	Regional Park General	City of Sacramento – Planning and Building Department	An acoustical professional shall review the final site development plans to confirm that the stated building materials will result in an adequate interior noise level.	Prior to issuance of shall building permit.	

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____



RESOLUTION NO. 2001-219

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION TO APPROVE THE SCHEMATIC PLAN AMENDMENT TO AMEND THE GRANITE REGIONAL PARK SCHEMATIC PLAN TO ALLOW THE REALLOCATION OF LAND USES WITHIN THE PUD. (P00-066) (APN: 079-0310-006 & 046 and 079-0291-004 thru 006 and 010)

WHEREAS, the City Council conducted a public hearing on April 17, 2001, to consider the Granite Regional Park PUD Schematic Plan Amendment. Based on documentary and oral evidence submitted as said public hearing, the City Council hereby finds:

1. The Granite Regional Park PUD Schematic Plan Amendment conforms to the General Plan;
2. The Granite Regional Park PUD Schematic Plan Amendment meets the purposes and criteria stated in the City Zoning Ordinance Section 8A and 8B in that the PUD facilitates new development that will be healthy and of long lasting benefit to the community and the City;
3. The Granite Regional Park PUD Schematic Plan Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD insure that development will be well-designed, and that the proposed uses will not create a negative impact on any nearby sensitive areas. In addition the reallocation of land uses further supports ridership on the adjacent light rail facility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 99-015, as amended, that the Granite Regional Park PUD Schematic Plan Amendment is hereby adopted as follows:

1. The Granite Regional Park PUD Schematic Plan Amendment shall designate Building E as a three story, 79,314 square foot office building.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. The PUD shall be subject to the following exhibit, attached hereto and incorporated herein by reference.

Exhibit 1: Granite Regional Park PUD Schematic Plan

MAYOR

ATTEST:

CITY CLERK

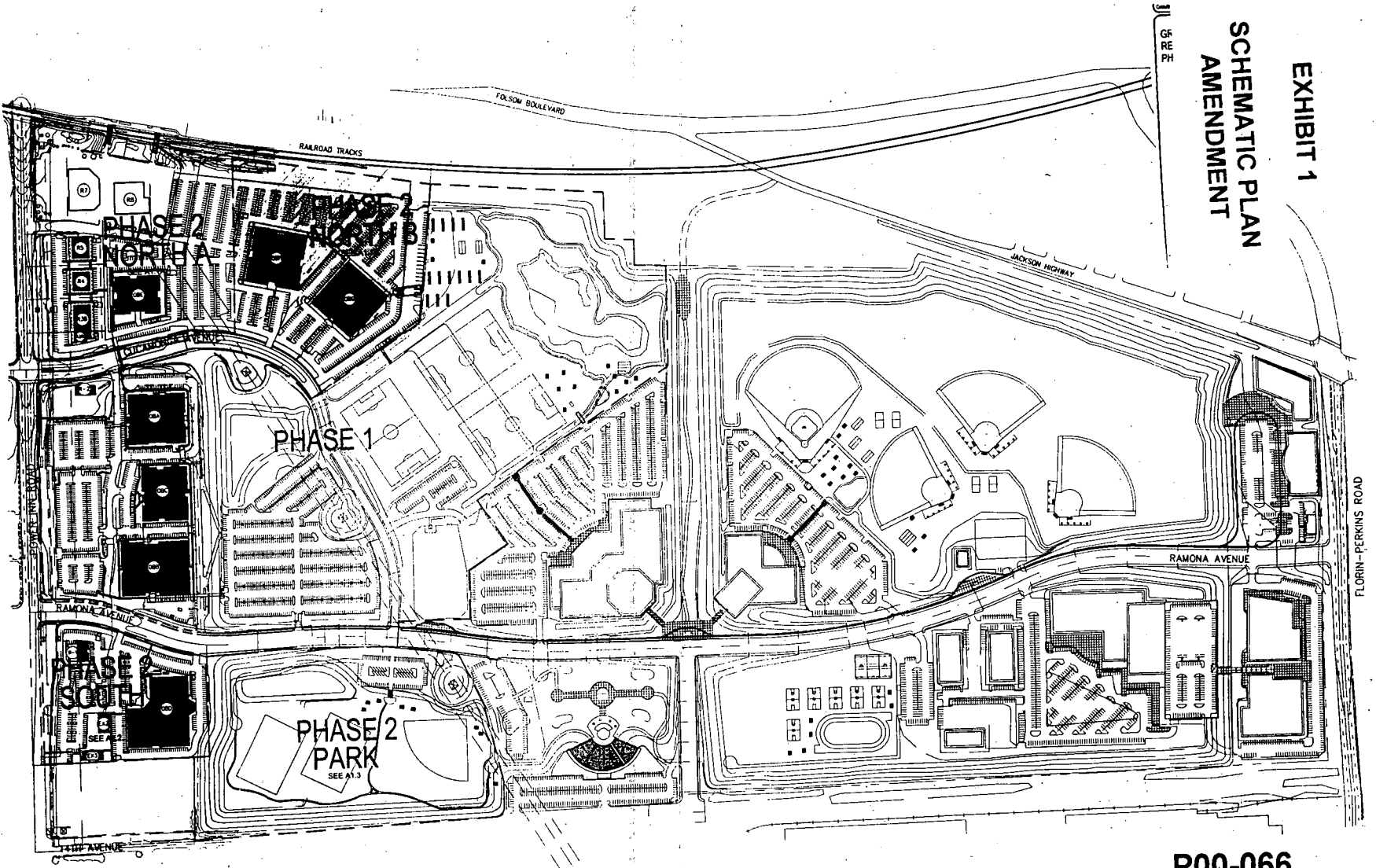
P00-066

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT 1
SCHEMATIC PLAN
AMENDMENT



FOR CITY CLERK USE ONLY

P00-066
Revised Plans
Submitted 10/24/00

AMENDED SCHEMATIC PLAN



RESOLUTION NO.: _____
DATE ADOPTED: _____