

Tanzanite Project (P20-009) Mitigation Monitoring Plan

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures applicable to this project and included in the original 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 Community Development Department, Environmental Planning Services, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act Guidelines, California Public Resources Code 21081.

Project Name (number): **Tanzanite Project (P20-009)**

Project Location: Between East Commerce Way and Airport Road, at Tanzanite Avenue, in Sacramento, California, 95834.

Project Description: The project site consists of 18.1 acres located within the planning area of the Natomas Crossing Planned Unit Development (PUD). Specifically, the Tanzanite Project site is located within Quadrant D of the previously approved Natomas Crossing – Area 3 Project. The project site is identified by Assessor Parcel Number (APN) 225-0180-062. The City of Sacramento 2035 General Plan designates the project site as Planned Development, and the site is designated Medium Density Residential (MD) per the 2009 Amendment to the Natomas Crossing PUD (Resolution No. 2009-534). The project site is zoned Single Unit or Duplex Dwelling (R-1A PUD). Currently, the site is vacant.

In May of 2002, the City of Sacramento approved an Initial Study/Mitigated Negative Declaration (IS/MND) for the Natomas Crossing – Area 3 Project (approved project), located on 298.5 acres within the North Natomas Community Plan. The 2002 IS/MND analyzed buildout of the entire Natomas Crossing Area, including the Tanzanite Project site with 319 single-family residential units and associated improvements. Over the past several years, the State of California has enacted multiple pieces of legislation to address the State-wide housing shortage. Assembly Bill (AB) 2299, approved in 2016, mandates that accessory dwelling units (ADUs, also known as secondary housing units). As a result of AB 2299, the City of Sacramento Zoning Code has been updated to allow for construction of ADUs on lots zoned R-1A, subject to the regulations established by Section 17.228.105 of the Zoning Code. As such, ADUs are an allowed use on each of the proposed residential lots.

The Tanzanite Project (proposed project) would include the subdivision of the 18.1-acre project site into 138 medium density residential lots, with a minimum lot size of 2,600 sf, and the subsequent construction of 128 halfplex units and seven single-family units. Consistent with Section 17.228.105 of the Sacramento City Code, the proposed project has been revised to also include the construction of 73 secondary dwelling units/ADUs associated with the proposed single-family units. The 73 ADUs were not previously analyzed as part of the adopted 2002 IS/MND. In addition, the subdivision would include two common area lots. The project would include construction of one public road, a private road, private alleys, and multiple landscape lots. A homeowner's association

(HOA) would maintain the clubhouse and common areas, homes, front yards, private streets, and alleys.

Per Section 17.228.105 of the Sacramento City Code, secondary dwelling units are not included in residential density calculations. As such, the project density would be 9.1 dwelling units per acre, and would remain consistent with the General Plan land use and zoning designations for the site.

The proposed project would require the following entitlements from the City of Sacramento:

- Approval of a Tentative Subdivision Map; and
- Site Plan and Design Review.

**MITIGATION MONITORING PLAN CHECKLIST FOR THE
TANZANITE PROJECT (P20-009)**

Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date
BIOLOGICAL RESOURCES				
<p>Mitigation Measure 1:</p> <p>Prior to issuance of a grading permit, the applicant shall satisfy one of the following:</p> <ol style="list-style-type: none"> 1. If legally permissible under the NBHCP Litigation Settlement Agreement, as such Agreement may be amended, revised, extended, or modified, the applicant shall pay all required HCP fees under the Settlement Agreement, and otherwise observe all requirements of the Settlement Agreement and associated documents. 2. If a revised NBHCP has been adopted by all required agencies, applicant will obtain coverage under the City's ITP and/or Section 2081 management Authorization by entering into a Development Agreement with the City, by paying all required HCP fees and complying with all requirements of the NBHCP. 3. If a revised NBHCP is not in place, the applicant shall obtain and provide evidence to the City of a project specific ITP and/or Section 2081 Management Authorization from the CDFW and the USFWS as necessary for covered species. 	Prior to issuance of a grading permit	City of Sacramento Planning Division		
CULTURAL RESOURCES				
<p>Mitigation Measure 4:</p> <p>If subsurface archaeological 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.</p>	During excavation or construction	City of Sacramento Planning Division Native American Heritage Commission		
<p>Mitigation Measure 5:</p> <p>As recommended by Peak and Associates a "professionally qualified archaeologist (shall) be present during surface and subsurface modifications to the site area" during the implementation of the Proposed Project (Neuenschwander, 1987). If an intact subsurface component is encountered during monitoring activities at the site, then the NNCP requires that all land alteration work in the general vicinity of the find by halted. A formal test excavation plan should then be implemented to determine if the resource should be considered important. This test excavation plan should be developed in consultation with the State Historic Preservation Officer and other interested parties. Additionally, if subsurface archaeological 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 the County Coroner shall be contacted. If</p>	During excavation or construction	City of Sacramento Planning Division County Coroner Native American Heritage Commission		

<p>the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for reinternment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out. Where possible, any significant cultural resources found will be preserved on-site, per the NNCP preference.</p>				
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