Mitigation Monitoring and Reporting Program Measures

PS-1: Public Service Infrastructure

Prior to Development Plan Review or issuance of building permits for projects resulting in intensification of use or increased square footage associated with development pursuant to the Old Florin Town Special Planning Area Ordinance, the Sacramento County Municipal Services Agency (MSA) shall prepare, or facilitate the preparation of, a phasing plan that identifies thresholds of development for when necessary improvements are required. The phasing plan shall also identify a mechanism to track when thresholds are met so infrastructure improvements are constructed when needed.

If private applicants/developers wish to proceed with development ahead of MSA's phasing plan, project specific analyses (i.e. sewer study, water study, traffic study) will be required to ensure that the existing infrastructure can accommodate the proposed development. Infrastructure improvements that are needed to accommodate proposed development shall be constructed prior to issuing building permits.

TC-1: Traffic and Circulation

Prior to Development Plan Review or issuance of building permits for projects resulting in intensification of use or increased square footage associated with development pursuant to the Old Florin Town Special Planning Area Ordinance, the Sacramento County Municipal Services Agency (MSA) shall prepare, or facilitate the preparation of, a phasing plan that identifies thresholds of development for when necessary improvements are required. The phasing plan shall also identify a mechanism to track when thresholds are met so infrastructure improvements are constructed when needed.

If private applicants/developers wish to proceed with development ahead of MSA's phasing plan, project specific analyses (i.e. sewer study, water study, traffic study) will be required to ensure that the existing infrastructure can accommodate the proposed development. Infrastructure improvements that are needed to accommodate proposed development shall be constructed prior to issuing building permits.

The following improvements shall be installed:

1. At the Florin Road/Power Inn Road intersection, add a second eastbound left turn lane. The project's fair share responsibility is 100% of the estimated improvement cost.

2. At the Florin Road/Florin Perkins Road intersection, add a second eastbound left turn lane. The project's fair share responsibility is 100% of the estimated improvement cost.

3. Widen Power Inn Road from Elder Creek Road to the City of Sacramento Limit to 4 lanes. The project's fair share responsibility is 100% of the estimated improvement cost.

4. At the Florin Road/Power Inn Road intersection, install two left turn lanes, three through lanes and exclusive right turn lane of the westbound

approach. The project's fair share responsibility is 2% of the estimated improvement cost.

AQ-1: Construction Ozone Precursor Emissions and Diesel Particulates

Development proposals that exceed the SMAQMD NO_X screening levels shown in Table AQ-2, or any similar screening standard adopted by SMAQMD at the time of project application, shall be required to prepare construction emission estimates based on projected construction timelines and equipment lists prior to approval of improvement plans. When emissions exceed the SMAQMD construction thresholds of significance of 85 pounds per day of NO_X, or the applicable standard in place at the time of application, the following measure shall be implemented:

The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which construction activity does not occur. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance;

and,

The contractor shall provide a plan for approval by SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_X reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and the project sponsor shall submit to SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

If, after the 20 percent NO_X reduction afforded by implementation of the above, the SMAQMD thresholds of significance are still exceeded, then that development shall pay SMAQMD off-site air quality mitigation fees to reduce the project's net construction NO_X

emissions below the significance threshold. The off-site mitigation fees shall be paid to SMAQMD prior to the approval of improvement plans or the issuance of grading permits. Developers should contact the SMAQMD for assistance in assessing the fee, based on the current rate of $16,000/ton of NO_X or the prevailing rate in effect at the time of construction.

Table AQ-2: SMAQMD Construction Screening Levels

Land Use Development Type	Construction Screening Level
Single Family Residential	180 units
Apartments – Low Rise	980 units
Apartments – Mid Rise	1,895 units
Apartments – High Rise	2,100 units
Condo/Townhouse General	960 units
Condo/Townhouse High Rise	2,100 units
Mobile Home Park	360 units
Retirement Community	305 units
Congregate Care Facility	960 units
Day-Care Center, Elementary School, Junior high School, High School	1,307 k square feet
Junior College	1,307 k square feet
	14,205 students
University/College (4 years)	14,205 students
Library	1,307 k square feet
City Park	60 acres
Racquet Club	1,307 k square feet
High Turnover Restaurant	1,307 k square feet
Hotel	2,614 rooms
Regional Shopping Center	1,307 k square feet
Home Improvement Superstore	1,307 k square feet
Strip Mall	1,307 k square feet
Supermarket	1,307 k square feet
Convenience Market with gas pumps	1,307 k square feet
General Office Building, Office Park	1,307 k square feet
Medical Office Building	1,307 k square feet
Hospital	1,307 k square feet
	1,590 beds
Warehouse, Manufacturing, Industrial Park	625,000 square feet
General Light Industry	625,000 square feet
	29 acres
	1,280 employees

Source: SMAQMD Guide to Air Quality Assessment in Sacramento County, http://www.airquality.org/ceqa/CEQAFAQ.pdf.
Screening level is based on either ROG or NO_X threshold of 65 lbs./day, whichever is achieved first.

AQ-2: Operational Emissions

All development projects within the OFT SPA shall comply with the SMAQMD endorsed Old Florin Town SPA Operational Air Quality Mitigation Plan (09/28/2009), which requires implementation of reduction measures that will achieve a minimum of 15 percent reduction in operational and area source emissions, consistent with General Plan Policy. The AQMP shall be incorporated into the Old Florin Town SPA.

AQ-3: Sensitive Land Uses Adjacent to Union Pacific Rail Line

Future applicants of projects that have sensitive land uses, within 500 feet of the UP rail line, shall develop a mitigation plan to reduce impacts associated with toxic air contaminants, in consultation with SMAQMD. The mitigation plan may include measures such as vegetative plantings, the installation of electrostatic filters, and/or site redesign.

NO-1: Traffic Noise Impacts to Residential Uses: Interior

To ensure compliance with General Plan Noise Element standards of 45 dB L_{dn} or less for residential interiors, the following measure shall apply:

> Any/all new residential construction shall be located at or beyond the 70 dB noise contour, as indicated in Tables NS-6 through NS-12 of the EIR.

Any departure or deviation from the above measure must be accompanied by an acoustical analysis, prepared by a qualified acoustical consultant and verified by the Department of Environmental Review and Assessment, substantiating that the General Plan Noise Element standard cited above is met.

Table NS-6: Power Inn Road: Elder Creek to Florin Road Noise Contours

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	44
70	94
65	203
60	437

Table NS-7: Power Inn Road: Florin Road to Gerber Road Noise Contours

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	40
70	86
65	184
60	397

Table NS-8: Florin Road: Power Inn Road to Kara Drive Noise Contours

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	39
70	85
65	183
60	394

Table NS-9: Florin Road: Kara Drive to Florin-Perkins Road Noise Contours

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	38
70	82
65	176
60	380

Table NS-10: Alta Florin Road: Power Inn Road to Florin Perkins Road Noise Contours

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	40
70	85
65	184
60	397

Table NS-11: Florin-Perkins Road: Elder Creek Road to Florin Road Noise Contours

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	40
70	87
65	188
60	404

Table NS-12: French Road: Florin Road to Gerber Road Noise Contours

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	28
70	60
65	130
60	279

Table NS-13: Estimated Daily Operations and Distances to Railroad Contours

	Distance to 65 dB Ldn (feet)	
Daily Operations	**Without Horn**	**With Horn**
20	217	467
25	252	542
30	284	612
35	315	679
40	344	742

NO-2: Traffic Noise Impacts to Non-Residential Uses: Interior

To ensure compliance with General Plan Noise Element standards for non-residential interiors, as indicated in Table I of the Sacramento County General Plan (Table NS-3 of this EIR), the following measure shall apply:

> Any/all new non-residential construction shall remain outside the 60 to 75 dB contour, as applicable, assuming a 25 dB standard construction reduction, unless sound resistant construction materials are utilized such that interior noise levels do not exceed the applicable noise level standards per Table NS-3 of this EIR.

Any departure or deviation from the above measure must be accompanied by an acoustical analysis, prepared by a qualified acoustical consultant and verified by the Department of Environmental Review and Assessment, substantiating that the General Plan Noise Element standard cited above is met.

Table NS-3: Noise Standards for New Uses Affected by Traffic and Railroad Noise
(Table 1 from the Sacramento County General Plan, Noise Element)

New Land Use	Sensitive[1] Outdoor Area - Ldn	Sensitive Interior[2] Area - Ldn	Notes
All Residential	65	45	5
Transient Lodging	65	45	3,5
Hospitals & Nursing Homes	65	45	3,4,5
Theaters & Auditoriums	---	35	3
Churches, Meeting Halls	65	40	3
Schools, Libraries, etc.	65	40	3
Office Buildings	65	45	3
Commercial Buildings	---	50	3
Playgrounds, Parks, etc.	70	---	
Industry	65	50	3

Notes:

1. Sensitive areas are defined in acoustic terminology section.
2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
3. Where there are no sensitive exterior spaces proposed for these uses, only the interior noise level standard shall apply.
4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
5. If this use is affected by railroad noise, a maximum (Lmax) noise level standard of 70 dB shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.

NO-3: Railroad Noise-Residential Receptor: Interior Noise Levels

To ensure compliance with General Plan Noise Element standards for interior noise levels at sensitive residential receptors subjected to railroad noise, the following policy shall be added to the SPA:

> No use shall be operated or constructed that would result in interior noise levels at sensitive residential receptors that exceed the General Plan Noise Element noise standards. Proponents applying for sensitive uses in close proximity to the Union Pacific Rail Road shall submit a noise analysis substantiating compliance with interior noise standards of the General Plan Noise Element noise standards.

NO-4: Community Generated Noise

To ensure compliance with General Plan Noise Element standards for non-transportation sources, the following policy shall be added to the SPA:

> No use shall be operated so as to generate recurring noises that are unreasonably loud or create a nuisance to any person of ordinary sensitivities. No nonresidential use shall be operated so as to generate any noise in an adjacent residential area, as detected in that area without instruments, that is louder than the noise which could be generally expected from uses permitted in that area.

NO-5: Loading Dock Noise

If a loading dock is located within 100 feet of a residential use, an acoustical analysis shall be completed by a qualified acoustical consultant which recommends measures to minimize loading dock noise impacts, if necessary, on the residential uses and those measures shall be included in the project design.

HM-1: Contamination Sites

Prior to the issuance of any building or grading permits on active or closed toxic sites (listed in Chapter 11, p. 6-7), the project applicant shall consult with the Sacramento County Environmental Management Department (EMD), to obtain a site evaluation and to determine the need for a Soil Management Plan or a Health Risk Assessment. If said analyses are required, all site clean-up recommendations, in consultation with EMD, shall be completed prior to the issuance of any building or grading permit, unless EMD approves clearance due to extenuating circumstances.

List of Toxic Sites:
1. APN 064-0040-023: 7080 Florin Perkins Road – Cased closed 05/14/1997
2. APN 064-0062-030: 8481 Florin Road – Case Closed 03/19/1996
3. APN 064-0062-011: 8467 Florin Road – Case Closed 12/02/1988
4. APN 043-0070-027: 8121 Florin Road – Case Closed 11/17/2006
5. APN 043-0062-024: 8061 Florin Road – Case Closed 03/26/1999
6. APN 065-0020-043: 8498 Florin Road – Case Closed 12/06/1999
7. APN 065-0020-057: 8440 Florin Road – Cases Closed 12/10/1986 and 10/16/2008
8. APN 051-0041-026: 8196 Florin Road – Case Closed 10/24/2002

9. APN 051-0063-003, -006: 7268 Frasinetti Road – Case Closed 08/03/1995
10.APN 064-0100-014: 6853 McComber Street – Case Closed (no date)
11.APN 043-0070-019: 7011 Power Inn Road – Case Closed 12/05/1994
12.APN 051-0112-001: 7325 Reese Road – Case Closed 03/03/1988
13.APN 043-0102-009: 7117 Tokay Avenue – Case Closed 09/28/1994

List of Toxic Sites:
1. APN 051-0071-005: 8344 Florin Road Active in 2007
2. APN 051-0020-011: 8062 Florin Road Active in 2007
3. APN 043-0070-020, -012: 7037 Power Inn Road Active in 2007

BR-1: Oak Tree Protection

Prior to execution of redevelopment/ development projects within the SPA area, the project proponent(s) shall submit an arborist report for the project impact areas if appropriate habitat exists. The report shall include the species, diameter, dripline, and health of the trees, and shall be prepared by an ISA certified arborist. The report shall include an exhibit that shows the trees and their dripline in proximity to the project improvements. The report shall identify any tree that will be removed and quantify the dripline encroachment from project equipment or facilities.

A) With the exception of the trees removed and compensated for through Part B below, all healthy native trees that are 6 inches dbh or larger on the project site, all portions of adjacent off-site healthy native oak trees that are 6 inches dbh or larger which have driplines that extend onto the project site, and all off-site healthy native oak trees that are 6 inches dbh or larger which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

i) A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.

ii) Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) “Tree Pruning Guidelines.”

iii) Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees within 100-feet of construction related activities, in order to avoid damage to the tree canopies and root systems. Where encroachment occurs, temporary high visibility protective fencing shall be installed a

maximum of one foot outside the work areas in order to minimize damage to the tree canopies and root systems.

iv) Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected oak tree shall be done under the direct supervision of a certified arborist. To the maximum extent feasible, demolition work within the dripline protection area of the oak tree shall be performed by hand. If the certified arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

v) No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.

vi) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

vii) No grading (grade cuts or fills) shall be allowed within the driplines of protected trees, except for the minimum required for construction and streetscape improvements.

viii) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.

ix) No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.

x) The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per County standard detail shall be installed under the supervision of a certified arborist.

xi) All portions of any masonry wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts set no closer than 10 feet on center. Any wrought iron fencing shall be similarly installed, with posts set no closer than 10 feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the trees.

xii) Trunk protection measures, per Sacramento County standards, shall be used for all protected trees where development/construction

activity, including installation of any masonry wall and wrought iron fence, occurs within 10 feet of the trunk of a tree.

xiii) No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above ground drip irrigation system is recommended.

xiv) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available at the Department of Environmental Review and Assessment. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

B) To the maximum extent feasible, all on-site healthy native oak trees shall be protected and preserved. Any substantial (>20%) encroachment and/or removal of native oak trees shall be compensated by planting native trees (valley oak/*Quercus lobata*, interior live oak/*Quercus wislizenii*, blue oak/*Quercus douglasii*, and California black walnut), equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native oak trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. Encroachment of over 20 percent within the dripline radius of native trees will require compensatory mitigation based on the percentage of encroachment multiplied by the dbh. Encroachment over 50 percent will require compensation for the entire tree.

Equivalent compensation based on the following ratio is required:

- one preserved native oak tree < 6 inches dbh on-site = 1 inch dbh
- one deepot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund.

Prior to the approval of Improvement Plans or building permits, a Replacement Oak Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Oak Tree Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;

2. Method of irrigation;

3. The Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;

4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive during that period.

6. Designation of 20 foot root zone radius and landscaping to occur within the radius of oak trees < 6-inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the driplines of existing oak trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

Oak trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.

If oak tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

BR-2: Streams, Wetlands and Other Surface Waters

Prior to execution of redevelopment/ development projects within the SPA area, the project proponent(s) shall submit a wetland delineation for the project impact areas if appropriate habitat exists. The wetland delineation shall be prepared by a qualified biologist.

When a construction level project is proposed in the future, and appropriate habitat exists on the project site, to compensate for the loss of wetlands and Waters of the U.S., one of the following measures shall be implemented:

1. Preserve or create wetlands sufficient to result in no net loss of wetland acreage, and protect their required watersheds as is necessary for the continued function of wetlands on the project site. The project design, configuration, and wetland management plan shall provide reasonable assurances that the wetlands will be protected and their long-term ecological health maintained.

2. Where a Section 404 Permit has been issued by the Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Management Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of satisfying Paragraph 1, provided a no net loss of wetlands is achieved.

3. Pay to the County an amount based on a rate of $35,000 per acre of the unmitigated/uncompensated wetlands, which shall constitute mitigation for purposes of implementing adopted no net loss policies and CEQA required mitigation. The payment shall be collected by the Department of Planning and Community Development at the time of Improvement Plan or Building Permit approval, whichever occurs first, and deposited into the Wetlands Restoration Trust Fund.

BR-3: Special Status Species

Where vernal pools habitat exists, the project proponent(s) of redevelopment/ development projects within the SPA area shall compensate for impacts to vernal pool species through consultation with the U.S. Fish and Wildlife Service as outlined in Section 7 of the Endangered Species Act. The project applicant shall implement all measures included in the Biological Opinion issued as a result of this consultation.

CR-1: Prehistoric and Historic Archaeological Resources

Cultural resources surveys will be required in areas not previously subject to intensive investigation. If ground disturbing activities are planned within or adjacent to the boundaries of any identified archeological site, the following shall be required:

1. The site area will be inspected by a qualified, professional archaeologist to assess the condition of the property and determine the current status of the deposit.

2. Based on this review and, as appropriate, a subsurface testing program will be developed and implemented to determine if the property meets criteria to be listed on the California Register of Historic Resources or the National Register of Historical Places. The course of the testing program should be clearly delineated in a research design which outlines prehistory of the area; research domains, questions, and data requirements; research methods inclusive of field and laboratory studies; report preparation; and significance criteria.

3. Following field investigations, a technical report describing the evaluation program should be prepared. At a minimum this report shall include the elements discussed in the research design, as well as a description of the recovered site assemblage and a significance evaluation. If, based on the results of the testing program, a site is not determined to be an important archaeological resource, than effects to it would have been reduced to less than significant.

4. If, based on the results of the field investigations, resources were identified as being significant the following mitigation would apply:

    a. Total Avoidance: Redesign the proposed project as to preserve and protect all significant cultural resources. This would reduce impacts to less than significant levels.

        OR, if a redesign is determined infeasible by the Department of Environmental Review and Assessment, then,

    b. Data Recovery: After all design options have been exhausted that would result in the preservation of significant resources, institute a data recovery program to the satisfaction of the Department of Environmental Review and Assessment.

CR-2: Unanticipated Discoveries of Cultural Resources

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

CR-3: •Evaluated Historical Architectural Resources

Significant historical architectural resources within OFT SPA shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. In the instance that demolition of a significant historical architectural resource is proposed, an Alternatives Analysis shall be submitted by the applicant to the Planning Department for review and endorsement. The Alternatives Analysis shall present alternatives to demolition that are site specific, such as relocation or adaptive reuse of the structure. If the Planning Department, in conjunction with the established review procedures in the SPA, determines that the only feasible alternative is demolition, than the applicant shall have an architectural historian prepare a historical report with archival prints of the structure, including architectural details, to be archived with the Sacramento Archives and Museum Collection Center (SAMCC) and the County of Sacramento.

CR-4: •Unevaluated Historical Architectural Resources

Properties that have not been subject to a previous architectural evaluation and are at least 50 years or older shall have a historic architectural study performed by a qualified, professional architectural historian if potential historic structures present on the project site are subject to possible demolition. The resulting report should include results of a background literature search and field survey, an historic context statement, and analysis of the potential significance of the noted resource, and recommendations for preservation and/or mitigation. If the structure is considered significant and demolition is proposed, an Alternatives Analysis, detailed in Mitigation Measure CR-3, shall be prepared, reviewed and endorsed by the Planning Department.

CC-1: Residential Emission Reductions

Add a policy to the SPA requiring that future applicants for residential projects reduce residential emissions by 0.53 MT CO2 per capita, based on 2.7 people per residential unit. In consultation with the Department of Environmental Review and Assessment and Sacramento Metropolitan Air Quality Management District, applicants shall submit a plan detailing a set of quantitative and/or qualitative measures that achieve the reduction in CO2 emissions per capita, prior to the issuance of building permits or prior to obtaining any discretionary entitlements. This mitigation may be modified to conform with current Sacramento County climate change standards, including but not limited to a Green Building Program and Climate Action Plan. Additionally, applicants may choose

to submit revised, project-specific, residential energy-use emissions factors; however, the applicant will be required to provide adequate data to support the revised emission factor.

CC-2: Commercial Emission Reductions

Add a policy to the SPA requiring that future applicants for commercial projects reduce commercial emissions by 1.83 MT CO2 per Kft2. In consultation with the Department of Environmental Review and Assessment and Sacramento Metropolitan Air Quality Management District, applicants shall submit a plan detailing a set of quantitative and/or qualitative measures that achieve the reduction in CO2 emissions per Kft2, prior to the issuance of building permits or prior to obtaining any discretionary entitlements. This mitigation may be modified to conform with current Sacramento County climate change standards, including but not limited to a Green Building Program and Climate Action Plan. Additionally, applicants may choose to submit revised, project-specific, commercial energy-use emissions factors; however, the applicant will be required to provide adequate data to support the revised emission factor.

CC-3: Industrial Emission Reductions

Add a policy to the SPA requiring that future applicants for industrial projects meet the applicable emission factors as follows:

8.08 MT per Kft2 of building, for energy usage

OR

2.42 MT per Kft2 of actively operated land area, for energy usage

AND (if appropriate)

0.05 MT per 100 vehicle miles traveled, for transportation

In consultation with the Department of Environmental Review and Assessment and Sacramento Metropolitan Air Quality Management District, applicants shall submit a plan detailing a set of quantitative and/or qualitative measures that achieve the reduction in CO2 emissions per the above factors, prior to the issuance of building permits or prior to obtaining any discretionary entitlements. This mitigation may be modified to conform with current Sacramento County climate change standards, including but not limited to a Green Building Program and Climate Action Plan. Additionally, applicants may choose to submit revised, project-specific, industrial energy-use emissions factors; however, the applicant will be required to provide adequate data to support the revised emission factor.