

NAME OF PROJECT: GOLD HILL VILLAGE 3

MITIGATION MONITORING PROGRAM AND COMPLIANCE RECORD

FILE NO.: GPA2017-2, ZC2017-2, ER2017-19, TS2017-3, DR2017-6, DR2017-7 DATE: January 21, 2020

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MITIGATION PLAN			COMPLIANCE RECORD				
MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
BIO-1 Nesting and Migratory Birds	Community Development	<p>If construction is proposed between January 31 and August 31, a qualified biologist must conduct a nesting bird survey not more than 7 days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to (100 feet) of the Project Site.</p> <p>The preconstruction survey(s) shall focus on identifying any raptors and/or passerines nests that may be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final report of the findings, prepared by a qualified biologist, shall be submitted to the City of Fairfield prior to construction-related activities that have the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.</p>	Pre-construction				

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CR1 Archaeological Resources	Community Development	<p>If prehistoric archaeological resources are discovered during grading activities, work within 25 feet of the discovery will be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations for mitigation to be followed by the applicant. It is recommended that adverse effects to such deposits be avoided. If such deposits cannot be avoided, it shall be determined whether they qualify as historical or unique archaeological resources under CEQA. If the deposits are not eligible, avoidance is not necessary. If they are eligible, they shall be avoided, or, if avoidance is not feasible, the adverse effects shall be mitigated.</p> <p>Mitigation may include, but is not limited to, thorough recording on Department of Parks and Recreation form 523 records (DPR523) or data recovery excavation. If data recovery excavation is selected, the excavation must be guided by a data recovery plan prepared and adopted prior to beginning the data recovery work, and a report of findings shall be submitted to the City of Fairfield and the Northwest Information Center (NWIC) (CCR Title 14(3) 15126.(b)(3)(C)).</p>	During Construction				
CR2 Archaeological Remains	Community Development	<p>If archaeological remains are discovered during grading activities, work within 25 feet of the discovery will be redirected and the County Coroner notified immediately. At the same time an Archeologist will be contacted to assess the situation. If human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.</p> <p>Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the City of Fairfield and the Northwest Information Center.</p>	During Construction				
GEO-1 Paleontological Resources	Community Development	<p>If paleontological resources are discovered during grading activities, work within 25 feet of the discovery will be redirected until a paleontological monitor can evaluate the resources and make recommendations. If paleontological deposits are identified, it is recommended that such deposits be avoided by</p>	During Construction				

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		construction activities. If such deposits cannot be avoided, or if avoidance is not feasible, the adverse effects shall be mitigated. Mitigation can include data recovery and analysis, preparation of a report and the presentation of fossil material recovered to an accredited paleontological repository, such as the University of California, Museum of Paleontology (UCMP). Monitoring shall continue until, at the paleontologist's judgment, paleontological resources are no longer likely to be encountered. Upon project completion, a report shall be prepared documenting the methods and results of the monitoring. Copies of this report shall be submitted to the City of Fairfield and the repository to which any fossils were presented.					
GHG-1 Energy Efficiency Measures	Community Development	<p>1. Building design shall be energy efficient;</p> <p>2. Efficient lighting and lighting control systems shall be installed in the project. Daylight shall be used as an integral part of lighting systems in buildings;</p> <p>3. Light colored "cool" roofs, cool pavements, and strategically placed shade trees shall be installed;</p> <p>4. Energy efficient heating and cooling systems, and equipment, and control systems shall be installed in the project. HVAC duct sealing and tank-less water heaters shall be required; and</p> <p>5. Project shall only use low VOC paint on all interior and exterior surfaces.</p>	During design and construction				
GHG-1 Water Conservation and Efficiency Measures	Community Development	<p>6. Developer shall comply with the City's Water Efficient Landscape Ordinance which requires water-efficient landscaping and irrigation systems and devices shall be installed;</p> <p>7. Project shall comply with the City of Fairfield's Water Conservation Programs. All buildings shall be designed to be water-efficient. Water-efficient fixtures and appliances shall be installed; and</p> <p>8. The project developer shall implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment.</p>	During design and construction				
GHG-1 Solid Waste Measures	Community Development	9. Construction and demolition waste shall be reused and recycled (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard); and	During design and construction				

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		10. Interior and exterior storage areas shall be provided for recyclables and green waste; adequate recycling containers shall be located in public areas.					
N-1 Exterior Areas	Community Development	<p>At the lots nearest to Interstate 680, Lots 1-6, satisfying the City of Fairfield normally acceptable exterior noise level standard of 60 dB Ldn may be infeasible due to required barriers heights in excess of 14 feet. The resulting recommended noise barrier heights along the property line nearest to Interstate 680 range from 8 to 11 feet in height and have been illustrated on Figure 2 of the Environmental Noise Assessment. After consideration of the shielding provided by the recommended noise barriers, predicted future traffic noise levels within the backyards of Lots 1-7 would be 62-65 dB Ldn, satisfying the City's conditionally acceptable exterior noise level of 65 dB Ldn. Within the backyards of Lots 8-18, predicted future traffic noise levels within the backyards would be 60 dB Ldn or less, satisfying the City's normally acceptable exterior noise level standard of 60 dB Ldn.</p> <p>Barriers measuring 6 feet in height along Gold Hill Road and Lopes Road would result in satisfaction of the City's conditionally acceptable exterior noise level standard of 65 dB Ldn. The 6-foot tall barriers would be consistent with the barriers constructed for the existing residential development to the south. In order to satisfy the City's normally acceptable exterior noise level standard of 60 dB Ldn, barriers measuring 7 feet and 8 feet in height would be required along Lopes Road and Gold Hill Road, respectively.</p> <p>Traffic noise barriers shall be constructed at the locations indicated on Figure 2 of the Environmental Noise Assessment prepared for the project. Noise barriers ranging in height from 6 to 11 feet relative to backyard elevation will result in the satisfaction of the City of Fairfield exterior noise level standards. Suitable materials for the traffic noise barrier include solid masonry and precast concrete panels.</p>					
N-2 Emergency Vehicle Access	Community Development	The proposed 6-foot tall wood fence noise barrier extensions along the Gold Hill Road emergency vehicle access location (Lots 18 and 26), shall be constructed such that the slats overlap by a minimum of 2 inches and are screwed into the framing. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the					

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		slats which would result in reduced noise barrier effectiveness.					
N-3 Interior Areas	Community Development	<p>1. The recommended window ratings within the development shall range from the standard rating of STC-27 up to a rating of STC-38. The recommended window upgrades are applicable to all windows from which the either Highway 680, Lopes Road, or Gold Hill Road would be visible. The window STC ratings required to achieve satisfaction with the city's 45 dB Ldn interior traffic noise level standard are summarized in Table 5 and illustrated in Figure 2 of the Environmental Noise Assessment. The recommended window upgrade locations shall be in accordance with Table 5 and Figure 2 of the Environmental Noise Assessment.</p> <p>2. Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.</p>					
N-4 Commercial Area	Community Development	A 6-foot tall noise barrier, as illustrated on Figure 2 of the Environmental Noise Assessment, shall be constructed along the shared property line of the existing adjacent commercial use and the proposed residential lots. The noise barrier shall be a solid masonry wall. The recommended noise barrier will ensure satisfaction with the City of Fairfield's non-transportation exterior noise level standards within the adjacent outdoor activity areas (backyards).					
TRI-1 Cultural Resources	Community Development	In the event that tribal cultural resources are discovered during ground disturbance activities, ground disturbance activities shall cease and the Yocha Dehe Wintun Nation shall be immediately notified. Cultural monitors from the Yocha Dehe Wintun Nation shall be on site during remaining development and ground disturbance activities, including backhoe trenching and excavation, to ensure such activities do not negatively impact cultural resources.					

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

AB 3180 (Public Resources Code section 21081.6) requires public agencies to adopt a reporting or monitoring program whenever: a) a Negative Declaration which incorporates mitigation measures is adopted for a project; and b) after certifying an EIR, CEQA findings are adopted which concludes that otherwise significant impacts will be substantially lessened or avoided through the adoption of mitigation measures.

The following procedures shall be followed to ensure compliance with AB 3180. Please note that these procedures are intended to cover all project categories (private or public) and all stages of a project when monitoring or reporting may be required. A typical mitigation or monitoring program will consist of the checklist (Appendix "A"), the General Provisions, and appropriate portions of the section titled "Types of project and mitigation and their monitoring/reporting procedures." The monitoring or reporting program may be attached to the Mitigated Negative Declaration or EIR findings and made a part of that document.

The CEQA Guidelines require mitigation of "significant impacts", except where findings of overriding significance are made. Unless this threshold of "significant impact" is reached, it is advisable to address project issues as conditions of project approval outside the CEQA process.

Mitigation measures must be written in very clear language, and must specify what, who, when, where, and if possible the why.

GENERAL PROVISIONS

- A. Checklist: All mitigation measures for a Negative Declaration or EIR shall be incorporated into the attached checklist for the purpose of monitoring or reporting their implementation.
- B. Disagreement over the interpretation of a mitigation condition: Where staff and the applicant cannot agree on the exact meaning of a mitigation condition, the matter shall be referred to the Community Development Director. The applicant shall have the right to appeal the Director's interpretation to the Planning Commission.
- C. Reporting: All reports submitted by the developer and consultant shall be under the penalty of perjury.
- D. Records: All records pertaining to a Mitigated Negative Declaration shall be kept in the project file at the offices of the Community Development Department.

- E. Fees: For private projects, the applicant shall bear the cost of monitoring and/or reporting. Fees charged for staff time shall be established by City Council Resolution. Where necessary, the applicant will be required to deposit a lump sum with the Community Development Department. Monitoring costs will be debited against said deposit. For public projects where fees are not charged, the cost of monitoring shall be borne by the Department responsible for the project.
- F. Penalties: If an applicant fails to properly implement mitigation measures, the Community Development Director the appropriate City Department may issue a stop-work order, or deny subsequent approvals necessary to complete and occupy the project. In some cases, the City may require performance bonds or letters of credit to ensure that mitigation conditions are properly implemented. The amount of such bonds or letters of credit shall be determined by the Community Development Director. Failure to implement mitigation measures or to furnish required mitigation reports may be cause for suspension or revocation of a permit or the basis for legal action by the City to enforce compliance with the mitigation measure or reporting requirement.

TYPES OF PROJECTS AND MITIGATION AND THEIR MONITORING/REPORTING PROCEDURES:

Private Projects

- A. Conditions affecting permanent construction. These conditions affect the permanent design and location of a structure. Examples include limiting building height, requiring a setback, or providing a landscape buffer.
- The department applying the condition signs off on the mitigation condition(s) before the building permit is issued, verifying that the plans conform with the condition(s).
 - The building inspector ensures that construction conforms with approved plans.
 - Affected department signs off on the mitigation condition(s) before final inspection/occupancy, verifying that the project conforms to the mitigation condition(s).
- B. Conditions during construction. These conditions affect the way construction is carried out. Examples will be hours of operation, erosion control plans, preservation of archaeological sites, and preservation and protection of marshes.
- Responsibility for monitoring and reporting shall be placed on the applicant. The City department which imposed the condition will investigate complaints and review reports that are submitted. City inspectors should be informed about mitigation conditions so they can report obvious violations.
 - Reporting by applicant shall be under penalty of perjury.

C. Operational Conditions. These require permanent monitoring/reporting on a regular basis. Examples will include: hours of operation, maximum occupancy, toxic handling and disposal, and limits on nuisances like noise and odors.

- The burden would be placed on the applicant to provide reports to the City as required. The content and frequency of the reports would be specified as part of the conditions. Specialized inspectors may be required.
- Failure to implement an operational mitigation measure or to furnish required mitigation reports may be cause for suspension or revocation of a permit or the basis for legal action by the City to enforce compliance with the mitigation measure or reporting requirement.
- Reporting shall be under penalty of perjury.
- The City may enter into agreement with another agency to monitor compliance (e.g. Fish and Game for creek conditions; County Health for toxins).
- Code enforcement officer, planning staff, appropriate City staff will investigate complaints, and also ensure that reports are submitted as required to the Community Development Department.