

MITIGATION MONITORING AND REPORTING PROGRAM

SHENANDOAH RIDGE AND ZINFANDEL RESIDENTIAL DEVELOPMENT PROJECTS

SCH#2007072122

Submitted to:

City Of Plymouth
Planning Department
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LSA

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**CITY OF PLYMOUTH CEQA FINDINGS AND MITIGATION MONITORING/REPORTING PROGRAM
FOR THE SHENANDOAH RIDGE AND ZINFANDEL RESIDENTIAL DEVELOPMENT PROJECTS
(PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 21081 AND 21081.6)**

PROJECT DATA

ENVIRONMENTAL IMPACT REPORT State Clearinghouse No. 200702122
Lead Agency: City of Plymouth Planning Department 9426 Main Street Plymouth, California 95669
Project Title: Shenandoah Ridge and Zinfandel Development Projects <u>Summary Project Description:</u> Shenandoah Ridge. The project applicant proposes a Sphere of Influence Amendment, Rezoning (for a Planned District), Development Agreement and Vesting Tentative Map for the approximately 147 acre project site (APN: 008-030-032). The Development Plan consists of one residential neighborhood, a park, a natural trail network, and large open spaces. Zinfandel. The project applicant proposes a Sphere of Influence Amendment, Rezoning (for a Planned District), Development Agreement and Vesting Tentative Map for five parcels comprising the approximately 365 acre Project site (APNs: 008-020-031, 008-060-004, 008-060-015, 008-060-034 and 008-100-031) as well as an approximately 3.7 acre piece of the neighboring Greilich parcel (008-060-035). The Development Plan consists of one residential neighborhood, passive and active park, a natural trail network, and large open spaces. Additional Annexation Area. In addition to the annexation request for the two development projects proposed, the following additional parcels are proposed for annexation into the City of Plymouth: Plymouth Port LLC (008- 030-027), Crain (008-060-011), Gansberg (008-060-012), Greilich (008-060-035). These parcels are currently in the City of Plymouth Sphere of Influence. In addition, the parcel owned by Annie Mason Pt. LLC (008-060-006) is proposed for addition to the Sphere and for annexation. Annexation of these parcels will extend the City’s boundaries in a complete and unsegmented manner. (Note: for simplicity, in this EIR, the term “annexation” includes “reorganization as defined by Local Agency Formation Commission statutes in that two or more jurisdictional changes may occur, as well as any changes in the Sphere of Influence that would be appropriate prior to annexation. <u>Project Location:</u> Shenandoah Ridge. The Shenandoah Ridge project area contains approximately 147 acres located within Amador County, contiguous to, and

generally northwest of, the City of Plymouth. The City of Plymouth is located approximately 38 miles southeast of Sacramento along Highway 49. Shenandoah Ridge abuts the City of Plymouth on its southeastern boundary.

Zinfandel. The Zinfandel project area contains approximately 365 acres located within Amador County, contiguous to, and west of the City of Plymouth. The City of Plymouth is located approximately 38 miles southeast of Sacramento along Highway 49. Zinfandel is bound to the north by the City of Plymouth's wastewater treatment facility, Old Sacramento Road, and undeveloped land. To the east, Zinfandel is adjacent to State Route 49 (SR-49) and the City of Plymouth boundaries.

FINDINGS AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

On the basis of the whole record, prior to approving a project, the decision making body of the lead agency shall consider the proposed Environmental Impact Report together with any comments received during the public review process.

The level of significance of each impact after mitigation is listed as: SU = Significant and Unavoidable, PS = Potentially Significant, LS = Less than Significant or NS = Not Significant.

Shenandoah Ridge and Zinfandel Residential Development Projects – Mitigation Monitoring and Reporting Program

The following discussion is intended to present information on the project that is relevant to impact significance and mitigation measures. Several environmental issue areas have been included that have potentially significant impacts as a result of project implementation, and include mitigation measures accordingly. All other environmental issue areas are either not impacted by the project, or have less than significant impacts and do not require mitigation.

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
GEOPHYSICAL RESOURCES						
<i>Impact GEO-2: The proposed projects could result in substantial soil erosion or the loss of substantial topsoil.</i>						
City	City Engineer	Prior to Construction	GEO-2a (Zinfandel & Shenandoah Ridge): In accordance with the Standard Conditions for development projects, as established by the City of Plymouth, the following measures shall be implemented: 1. All proposed grading, drainage improvements, Vegetation, tree impacts and tree removal shall be shown on the Grading Plans and all work shall conform to applicable provisions of the City Municipal Code. No grading, clearing, or tree disturbance shall occur until the Grading Plans are approved and any required temporary construction fencing has been installed and inspected. All cut/fill slopes shall be no steeper than 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the City concurs with said recommendation. Generally, construction of buildings will not occur on slopes greater than 23%. 2. The applicant shall revegetate all disturbed areas. Any revegetation undertaken in the dry season (generally from April 1 to October 1) shall include regular watering to ensure adequate growth. A winterization plan shall be provided with the project grading plans.	Grading Plans; Revegetation Plan	LS	Page 4-10
City	City Engineer	Prior to	GEO-2b (Zinfandel & Shenandoah Ridge):	Master Drainage	LS	Page 4-11

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
		Construction	<p>In accordance with the City Municipal Code or Conditions of Approval, the applicant shall prepare and submit a Master drainage report for the entire project with specific updates with the project Improvement Plans for each phase of the project. The reports shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: a written text addressing existing site conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. BMP measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.</p> <p>Refer to Section 4.3-Hydrology and Water Quality for detailed discussion of storm water runoff and drainage facilities as well as Mitigation Measures HYD-1b, HYD-1c, and HYD-3 for storm water runoff and drainage facilities mitigation.</p>	Report		
City	City Engineer	Project Design	<p>GEO-2C (Zinfandel & Shenandoah Ridge): In accordance with the City, the applicant shall submit, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <ol style="list-style-type: none"> 1. Road, pavement, and parking area design 2. Structural foundations, including retaining wall design (if applicable) 	Geotechnical Report	LS	4-12

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			3. Grading practices in regard to cut and fill slope percentages 4. Erosion/winterization 5. Special problems discovered on-site 6. Slope stability			
AIR QUALITY (AND GLOBAL CLIMATE CHANGE)						
<i>Impact AIR-4: Demolition and construction period activities could generate significant dust, exhaust, and organic emissions.</i>						
City	Contractor; City Engineer;	Prior/During Construction	AIR-4a (Zinfandel & Shenandoah Ridge): The following controls shall be implemented at all construction sites: <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; • Sweep streets as required (with water sweepers) if visible soil material is carried onto adjacent public streets; • Apply non-toxic soil stabilizers to inactive construction areas; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); 	Air Quality Controls Notes in the Plans	LS	Page 4-27

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<ul style="list-style-type: none"> • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; • Replant vegetation in disturbed areas as quickly as possible; • Install base rock at entryways for all exiting trucks, and wash off the tires or tracks of all trucks and equipment in designated areas before leaving the site; and • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. 			
City	Contractor; City Engineer;	Prior/During Construction	<p>AIR-4b (Zinfandel & Shenandoah Ridge): The project applicant shall require contractors to include emissions control measures in construction specifications for the project:</p> <ul style="list-style-type: none"> • Alternative powered construction equipment (i.e., CNG, biodiesel, electric) shall be utilized when feasible; • Idling time (the time that the vehicle is sitting motionless with the motor on) of diesel powered construction equipment shall be limited to 5 minutes; • Add-on control devices shall be used such as diesel oxidation catalysts or particulate filters in accordance with state law; • Construction equipment shall be located away from sensitive receptors, such as fresh air intakes to buildings, air conditioners and operable windows; and • The operating hours of heavy duty equipment shall be minimized by limiting operations to daylight hours. 	Emissions Control Measures Notes in the Plans	LS	Page 4-27
<i>Impact AIR-5: Implementation of the proposed projects would result in long-term operational emissions that could substantially contribute to air quality violations.</i>						
City	City Engineer	Prior to issuance of Building	<p>AIR-5a (Zinfandel & Shenandoah Ridge): The project applicant shall incorporate the following in building plans:</p>	Building Plans	SU	Page 4-29

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
		Permits	<ul style="list-style-type: none"> • Restrict or limit the number of wood burning fireplaces to 25% of the residential lots. • Incorporate Energystar™ or better rated windows, space heating and cooling equipment, light fixtures, appliances or other applicable electrical equipment. • Building and landscape plans shall be designed to take advantage of shade and prevailing winds wherever feasible considering environmental benefits such as solar systems, and preservation of natural resources and terrain (i.e. rock outcroppings, trees, etc.) • Provide bicycle lanes and/or paths, incorporated into the proposed street systems and connected to a community-wide network. • Provide sidewalks and/or paths, connected to adjacent land uses, and/or community-wide network. 			
HYDROLOGY AND WATER QUALITY						
<i>Impact HYD-1: Implementation of the proposed projects may violate water quality standards, waste discharge requirements, or otherwise substantially degrade water quality.</i>						
City	Contractor; City Engineer;	Prior/during Construction	HYD-1a (Zinfandel & Shenandoah Ridge): Prior to approval of Improvement Plans, stockpiling and/or vehicle staging areas shall be identified on the Final Improvement Plans and located as far away as is practical from existing water resources.	Plans and specifications	LS	Page 4-37
City	Contractor; City Engineer;	Project Design	HYD-1b (Zinfandel & Shenandoah Ridge): Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the General Plan Final Environmental Impact Report that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the City Engineer. These facilities shall be constructed in accordance with	Plans and Specifications	LS	Page 4-37

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			the Development Agreement.			
City	Contractor; City Engineer;	As part of project Design	HYD-1c (Zinfandel & Shenandoah Ridge): Prior to approval of improvement plans, water quality treatment facilities shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff to predevelopment levels. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Amador County Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: vegetated swales, vortex separators, and velocity dissipaters. All BMPs shall be maintained as required to ensure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to the City Engineer upon request.	Approved Plan	LS	Page 4-37
<i>Impact HYD-3: Implementation of the proposed projects may substantially alter the existing drainage pattern in a manner that would either result in substantial erosion or siltation on- or offsite, or increases the rate or amount of surface runoff, resulting in flooding on- or off-site; Creates or contributes runoff that would exceed the capacity of existing or planned stormwater drainage systems.</i>						
City	City Engineer	Prior to issuance of final map and during any Construction activity	HYD-3 (Zinfandel & Shenandoah Ridge): Storm water runoff shall be reduced to pre-project conditions (both intensity and volume) through a combination of careful design of grading, limitations on amounts of impervious surfaces, and retention/detention of runoff facilities. The applicant shall prepare a Master Drainage Plan for the entire project prior to approval of the first Final Map	Approved Plan	LS	Page 4-38

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			and a specific design for each phase of construction subject to the approval of the City Engineer. The requirement for reduction of project runoff total volume may be modified or eliminated if the Drainage Master Plan analyses demonstrate the adequacy of downstream water courses. No retention/detention facility construction shall be permitted within an identified wetlands area, right of-way unless otherwise authorized by project approvals or the City Engineer.			
BIOLOGICAL RESOURCES						
<i>Impact BR-1: Implementation of the proposed Zinfandel project could affect plant communities that occur on site.</i>						
City	Planning Staff	Project Design	BR-1a (Zinfandel only): The approximately 148 acres of plant communities on the project site that are not part of project development shall be clearly delineated and protected during project construction and preserved in dedicated open space and protected from future impacts through conservation easements or other legal means.	Biological Mitigation Plan	LS	Page 4-60
City	Planning Staff	Project Design	BR-1b (Zinfandel & Shenandoah Ridge): Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses).	Approved Plans	LS	Page 4-60
City	Contractor; Planning Staff	Post Construction	BR-1c (Zinfandel & Shenandoah Ridge): Protected trees (including heritage trees) removed during construction shall be replaced per the City's Tree Preservation and Tree Removal Permits ordinance.	Post Construction Survey and Replacement	LS	Page 4-60
<i>Impact BR-2: Implementation of the proposed Zinfandel project could affect oak trees per the City's Tree Preservation and Tree Removal Permits</i>						

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
<i>ordinance.</i>						
City	Planning Staff; Contractor	Prior to Construction	BR-2 (Zinfandel & Shenandoah Ridge): Survey, identify, protect and/or replace trees in accordance with the Tree Preservation and Tree Removal Permits ordinance and the Project Approval documents.	Limit Timing of Construction Activities, Preconstruction Survey; include appropriate notes, drawings and details on applicable plans	SU	Page 4-60
<i>Impact BR-3: Implementation of the proposed Zinfandel project could affect special status species.</i>						
City	Planning Staff; Contractor	Prior/During Construction	BR-3a (Zinfandel & Shenandoah Ridge): Focused plant surveys for prairie wedge grass were inconclusive due to the heavy grazing pressure that precluded identification of many grass species. Therefore, the following measures are recommended to mitigate potential impacts to this species. 1. Prior to the start of construction, focused surveys shall be conducted for prairie wedge grass in suitable habitats (i.e., seasonally wet areas) on the project site. Surveys shall be conducted by a qualified biologist or botanist during the normal blooming period (approximately April through July) to ensure the species is identifiable, if present. If possible, a reference population shall be observed prior to conducting the survey to confirm the target species is blooming and identifiable. 2. At least six months prior to the surveys, areas of suitable habitat for prairie wedge grass on the project site (i.e., seasonally wet areas) shall be identified by a qualified biologist or botanist and protected from grazing (using barbed wire or equivalent fencing) to allow normal growth of grasses and forbs. The protective	Preconstruction Surveys; ESA designation; applicable notes on construction plans	LS	Page 4-61

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>fencing shall be maintained in good condition until the surveys have been completed.</p> <p>3. If prairie wedge grass is identified on the project site, the following measures shall be implemented:</p> <p>a. If prairie wedge grass is identified in an area to be impacted by project construction, a salvage and relocation plan shall be prepared. The relocation shall occur prior to initiation of any project activities that may impact prairie wedge grass. Monitoring shall be required to assure that the relocation is successful.</p> <p>b. If prairie wedge grass is identified in an area to be preserved, ESA fencing shall be installed along the limits of the preserve area to prevent encroachment during construction. ESA fencing shall consist of orange construction fencing (or equivalent) and shall be maintained in good condition until construction is complete.</p> <p>c. A California Native Species Field Survey Form shall be prepared and submitted to the Natural Diversity Database.</p> <p>4. The above measures shall be repeated, as necessary, in accordance with the phasing of project construction.</p>			
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3b (Zinfandel & Shenandoah Ridge): Bats are most susceptible to disturbance at roost sites during the breeding season, due to presence of pregnant females and non-volant pups, and during the winter when many bats enter torpor. During the rest of the year, many bat species are migrating or otherwise less likely to be strongly tied to roost sites and, therefore, less susceptible to disturbance. The following measures are recommended to mitigate potential impacts to bats.</p> <p>1. All potential roost trees (i.e., 20 dbh or greater),</p>	Preconstruction Surveys; Roost clearing; Homeowner Restrictions	LS	Page 4-62

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>including snags, within the project impact area shall be removed between September 1 and October 14, or between February 16 and April 14. Removal of trees during these periods will avoid impacts to any bats occurring on the project site during the normal breeding season (April 15 to August 30) and winter torpor (October 15 to February 15). Removal shall occur as follows:</p> <ol style="list-style-type: none"> a. Prior to removal of the potential roost site trees, smaller trees and brush from the area near the potential roost tree shall be removed in order to expose bats potentially using the roost tree to the sounds and vibrations of equipment. These activities shall be conducted on at least two consecutive days before the roost tree is removed. b. Equipment and vehicles shall not be operated under potential roost trees, while nearby trees and brush are being removed, to prevent exhaust fumes from filling roost cavities. <p>2. Alternatively, all potential roost trees within the project impact area shall be surveyed by a qualified biologist to determine if any trees can be excluded as suitable bat roosts due to the lack of suitable structural characteristics. If any trees can be excluded as bat roosts, removal of these trees would not be subject to the seasonal restrictions in item 1.</p> <p>3. The above measures shall be repeated, as necessary, in accordance with the phasing of project construction.</p> <p>4. Tree removal shall be mitigated as described in BR-2.</p> <p>5. The approximately 148 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through recorded conservation or</p>			

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>open space easements or other legal means.</p> <p>6. Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses).</p>			
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3c (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate potential impacts to nesting birds</p> <ol style="list-style-type: none"> 1. All trees, shrubs, and other vegetation within the project impact area shall be removed during the non-nesting season, between September 16 and February 28. 2. If vegetation removal is not possible during the non-nesting season, within 14 days prior to the start of construction, a survey for nesting birds shall be conducted by a qualified biologist on the project site and within a 500 foot radius (this area may be decreased due to property access constraints). 3. If an active nest is discovered, the project proponent shall implement one of the following two approaches: An Environmentally Sensitive Area (ESA) shall be established around the active nest(s) using orange construction fencing (or equivalent). For raptors, the ESA shall be established at a 500-foot radius; for non-raptors, the ESA shall be established at a 100-foot radius. The ESA fencing shall be maintained in place until construction is complete, the young have fledged, or the nest fails (the latter two shall be determined by a qualified biologist); or b. A qualified biologist shall evaluate the potential for the proposed project to disturb nesting activities. The 	Preconstruction Clearing and Survey; ESA designation	LS	Page 4-63

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>evaluation criteria shall include, but are not limited to, the location/orientation of the nest in the nest tree, the distance of the nest from the BSA, and line of sight between the nest and the BSA. CDFG shall be contacted to review the evaluation and determine if the project can proceed without adversely affecting nesting activities. If work is allowed to proceed, at a minimum, a qualified biologist shall be onsite during the start of construction activities during the nesting season to monitor nesting activity. The monitor shall have the authority to stop work if it is determined the project is adversely affecting nesting activities.</p> <p>4. If no active nests are discovered, work can proceed.</p> <p>5. The above measures shall be repeated, as necessary, in accordance with the phasing of project construction.</p>			
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3d (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate impacts to habitat for Cooper’s hawk and loggerhead shrike.</p> <p>1. Tree removal shall be mitigated as described in BR-2.</p> <p>2. The approximately 148 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation easements or other legal means.</p> <p>3. Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses).</p>	Preconstruction Survey; Dedication of Open Space; Homeowner Restrictions	LS	Page 4-63
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3e (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate</p>	Dedication of Open Space;	LS	Page 4-63

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>impacts to habitat for tricolored blackbird.</p> <ol style="list-style-type: none"> 1. The approximately 148 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation easements or other legal means. 2. Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses). 	Homeowner Restrictions		
City,	Planning Staff; Contractor	Prior/During Construction	<p>BR-3f (Zinfandel & Shenandoah Ridge): No burrowing owls or sign were observed on the project site, but suitable nesting and foraging habitat for burrowing owls occurs on the site, and burrowing owls are locally migratory and could potentially move onto the site prior to construction. Therefore, the following measures are recommended to determine if western burrowing owls occur on the project site and, if so, to mitigate potential impacts to this species.</p> <ol style="list-style-type: none"> 1. No more than 30 days prior to any ground disturbing activities, a qualified biologist shall conduct a survey for burrowing owls on the project site. If ground disturbing activities are delayed or suspended for more than 30 days after the initial preconstruction survey, the site shall be resurveyed. 2. If surveys determine that one or more burrowing owls are occupying the site, mitigation in accordance with the Staff Report on Burrowing Owl Mitigation Guidelines (1995) shall be required. The 1995 staff report specifies that 6.5 acres of suitable foraging habitat is required for each pair of burrowing owls or unpaired resident owl. 	Preconstruction Surveys; Dedication of Open Space; Homeowner Restrictions	LS	Page 4-63

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>Since the project will preserve 29.06 acres of annual grassland, the site can support up to four pairs of burrowing owls (and/or unpaired resident owls). Mitigation shall also include disturbance buffers around occupied burrows and passive relocation of any owls occupying areas of the project site to be impacted; passive relocation would be implemented during the non-nesting season (September 1 through January 31).</p> <p>3. If more than four pairs of burrowing owls (and/or unpaired resident owls) are identified on the site, additional mitigation shall be required in accordance with the 1995 staff report. Any additional mitigation shall be implemented prior to any ground disturbing activities.</p> <p>4. If no burrowing owls or sign are detected, the project can proceed.</p> <p>5. The above measures shall be repeated, as necessary, in accordance with the phasing of project construction.</p> <p>6. The approximately 148 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation easements or other legal means.</p> <p>7. Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses).</p>			
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3g (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate potential impacts to nesting habitat for white-tailed kite.</p> <p>1. Tree removal shall be mitigated as described in BR-2.</p> <p>2. The approximately 148 acres of plant communities on</p>	Preconstruction Surveys; Dedication of Open Space; Homeowner	LS	Page 4-64

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation easements or other legal means.</p> <p>3. Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses).</p>	Restrictions		
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3h (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate impacts to habitat for northern harrier and horned lark.</p> <p>1. The approximately 148 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation easements or other legal means.</p> <p>2. Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses).</p>	Preconstruction Surveys; Dedication of Open Space; Homeowner Restrictions	LS	Page 4-64
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3i (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate impacts to habitat for prairie falcon.</p> <p>1. The approximately 148 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation easements or other legal means.</p> <p>2. Project Approvals shall include provisions for the</p>	Dedication of Open Space; Homeowner Restrictions	LS	Page 4-64

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses).</p>			
City	Planning Staff; Contractor	Prior/During Construction	<p>BR-3j (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate direct impacts to Pacific pond turtles during construction.</p> <ol style="list-style-type: none"> 1. The approximately 148 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation easements or other legal means. 2. Project Approvals shall include provisions for the developers to restrict homeowner activities to minimize impacts to plant communities and wildlife on individual lots (e.g., limiting grading on lot to build any building envelopes, driveways, sidewalks and other reasonable outdoor uses). 3. Preconstruction surveys for Pacific pond turtle shall be conducted by a qualified biologist no more than 14 days prior to project construction. 4. If pond turtles are found in the seasonal pond to be impacted by the project, all individuals shall be captured and relocated to the perennial pond near the western boundary of the project site. 5. If nesting areas for pond turtles are identified on the project site, an ESA shall be established between the nesting site and the nearest aquatic habitat that will be preserved. The ESA shall be 300 feet wide and delineated with orange construction fencing (or equivalent). The ESA fencing shall be maintained in place until the hatchlings have emerged, as determined by a qualified 	Preconstruction Surveys; Dedication of Open Space; Homeowner Restrictions	LS	Page 4-65

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			biologist. 6. The above survey measures shall be repeated, as necessary, in accordance with the phasing of project construction.			
City, USFWS	Planning Staff; Contractor	Prior/During Construction	<p>BR-3k (Zinfandel & Shenandoah Ridge): The following measures are recommended to mitigate impacts to VELB.</p> <p>1. The applicant shall purchase sufficient credits at the Sacramento River Ranch Conservation Bank to compensate for the loss of seven elderberry stems providing VELB habitat. A total of 15 elderberry plantings and 15 associated native plantings, totaling 30 plantings, will be required to offset project effects to VELB. In accordance with the approved implementation plan for the Sacramento River Ranch Conservation Bank, one unit of VELB credit is equal to ten plantings (e.g., five elderberry plantings and five associated native plantings). The project site is located approximately four miles outside the primary service area boundary for the Sacramento River Ranch Conservation Bank. The applicant will request the USFWS approve use of the River Ranch Conservation Bank. Since there are no other VELB mitigation banks closer to the project site, and purchase of credits the Sacramento River Ranch Conservation Bank will provide higher quality habitat for VELB than on-site mitigation, there is a reasonable chance the USFWS will approve the request; OR.</p> <p>2. In accordance with the Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999), a total of 15 elderberry plantings and 15 associated native plantings, totaling 30 plantings, will be planted at an on-site mitigation area to offset project effects to VELB. Per the USFWS Guidelines (1999), a minimum of 1,800 square</p>	Mitigation Credits; VELB transplants	LS	Page 4-65

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>feet is required for a maximum of one transplanted elderberry shrub, five elderberry seedlings and five associated native plantings. Therefore, a minimum of 5,400 square feet (0.12 acre) will be required to accommodate two transplanted elderberry shrubs and 30 mitigation plantings. The mitigation area shall be protected in perpetuity and monitored for 10 years (or seven years out of a 15 year period). A conservation plan shall be prepared in accordance with the USFWS Guidelines (1999) to detail the mitigation activities.</p>			
<i>Impact BR-4: Implementation of the proposed Zinfandel project could affect jurisdictional wetlands.</i>						
City & CDFG (if applicable)	Planning Staff	Prior to working in any wetlands or Waters of the State	<p>BR-4 (Zinfandel only): The following measures are recommended to mitigate for impacts to jurisdictional waters. A total of 7.978 acres of wetlands and nonwetland waters will be preserved on the project site. Except for 0.086 acre of nonwetland waters located within building lots, these waters shall be preserved in dedicated open space and protected from impacts through conservation easements or other legal means. The .086 acre of nonwetland waters located within building lots will be preserved by mapping, on any such lots, building envelopes with a minimum setback of twenty-five feet from any such nonwetland waters located within building lots. Prior to issuance of a grading permit or other authorization to proceed with project construction, the project proponent shall obtain any necessary permits, agreements, etc. from the Corps, and/or CDFG if permit thresholds are exceeded.</p>	CDFG 1602 Agreement if over thresholds	LS	Page 4-66
<i>Impact BR-5: Implementation of the proposed Shenandoah Ridge project could affect plant communities that occur on site.</i>						

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
City	Planning Staff	Project Design	BR-5a (Shenandoah Ridge only): The approximately 32 acres of plant communities on the project site that are not part of project development shall be preserved in dedicated open space and protected from future impacts through conservation or open space easements or other legal means.	Open Space Dedication	SU	Page 4-67
<i>Impact BR-8: Implementation of the proposed Shenandoah Ridge project could affect jurisdictional wetlands.</i>						
City & CDFG (if applicable)	Planning Staff	Prior to working in any wetlands or Waters of the State	BR-8 (Shenandoah Ridge only): The following measures are recommended to mitigate for impacts to jurisdictional waters. 1. A total of 1.519 acres of wetlands and nonwetland waters will be preserved on the project site. Except for 0.330 acre of wetland waters located within building lots, these waters shall be preserved in dedicated open space and protected from impacts through conservation easements or other legal means. The 0.330 acre of wetland waters located within building lots will be preserved by mapping, on any such lots, building envelopes with a minimum setback of twenty-five feet from any such wetland and nonwetland waters located within building lots. 2. The project roadways shall be designed to include culverts or equivalent features when crossing jurisdictional waters to minimize the disruption to the watershed and hydrology. 3. Prior to issuance of a grading permit or other authorization to proceed with project construction, the project proponent shall obtain any necessary permits, agreements, etc. from the Corps, and/or CDFG if permit thresholds are exceeded.	CDFG 1602 Agreement if over thresholds	LS	Page 4-68
LAND USE						
<i>Impact LU-4: Implementation of the projects will not Convert Prime Farmland, Unique Farmland, farmland of Statewide Importance</i>						

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
<i>(Farmland), or Williamson Act Contract Lands, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.</i>						
City	Planning Staff	Prior to Final Map Approval	LU-1 (Zinfandel only): No subdivision map creating lots shall be recorded on any portion of the Greilich property that is part of the project site until such portion is no longer subject to a Williamson Act contract.	Project Approvals	LS	4-98
NOISE						
<i>Impact NOI-1: Construction period activities could create significant short-term noise impacts on existing adjacent residential properties and on buildings that would become occupied within the project sites before completion of the entire project.</i>						
City	City Engineer; Contractor	Prior to ground-disturbing activities	NOI-1a (Zinfandel & Shenandoah Ridge): The construction contractor shall comply with in the City's noise ordinance in regard to all noise-producing construction related activities, including the operating of any tools or equipment used in construction, grading or demolition work according to the City Noise Ordinance	Plans and Specifications	LS	Page 4-78
City	City Engineer; Contractor	During Construction	NOI-1b (Zinfandel & Shenandoah Ridge): During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	Plans and Specifications or equivalent; and, Field inspections to observe equipment as having manufacturer's equipment;	LS	Page 4-78
City	City Engineer; Contractor	Prior to ground-disturbing activity	NOI-1c (Zinfandel & Shenandoah Ridge): The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.	Plans and Specifications; RE Inspection	LS	Page 4-78

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
City T	City Engineer; Contractor	During Construction	NOI-1d (Zinfandel & Shenandoah Ridge): The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. Staging area location shall be identified on construction plans.	Plans and Specifications; RE Inspection	LS	Page 4-78
TRAFFIC AND CIRCULATION						
<i>Impact T-1: SR-49/Main Street/Plymouth Shenandoah Road (Existing plus Project condition).</i>						
City and Caltrans	City Engineer; Caltrans Project Manager	During Construction	T-1 (Zinfandel & Shenandoah Ridge): The project applicant shall convert the SR-49/Main Street/Plymouth Shenandoah Road intersection to an all-way stop controlled intersection.	Intersection modification	LS	Page 4-114
<i>Impact T-2: SR-49/Main Street/Plymouth Shenandoah Road (Near-term plus project condition).</i>						
City and Caltrans	City Engineer; Caltrans Project Manager	During Construction	T-2 (Zinfandel & Shenandoah Ridge): The project applicant shall convert the SR-49/Main Street/Plymouth Shenandoah Road intersection to an all-way stop controlled intersection.	Intersection modification	LS	Page 4-120
PUBLIC SERVICES						
<i>Impact PS-1: Project implementation will increase the demand for fire protection services which could affect the level of service protection and response times.</i>						
City	Director	Prior to Building Permits	PS-1a (Zinfandel & Shenandoah Ridge): Prior to the issuance of building permits, the project applicant shall pay development impact fees to reduce the burden on fire protection services.	Impact Fees	LS	Page 4-134
City	Director	Prior to Building Permits	PS-1b (Zinfandel & Shenandoah Ridge): PS-1b: The City will include any additional and suitable funding requirements and mechanisms necessary to address fire-related costs of key emergency response agencies.in the Project Approval documents .	Funding for Fire related services	LS	Page 4-135
<i>Impact PS-2: The Proposed Development Project will increase the demand for law enforcement services.</i>						
City	Director	Prior to	PS-2a (Zinfandel & Shenandoah Ridge):	Impact Fees	LS	Page 4-135

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
		Building Permits	Prior to issuance of building permits, the project applicant shall pay development impact fees to reduce the burden on police protection services.			
City	Director	Prior to Building Permits	PS-3a (Zinfandel & Shenandoah Ridge): Prior to issuance of building permits, the project applicant shall pay fees to comply with State-mandated impact fees.	Impact Fees	LS	Page 4-136
<i>PS-5: Public parks proposed within the project plans and Additional Annexation Area will impose a financial burden on the City with respect to park maintenance.</i>						
City	Director	Prior to Final Map	PS-5a (Zinfandel & Shenandoah Ridge): Prior to recordation of any Final Map, the Owner, Developer, successor-in-interest (ODS) shall work with the City of Plymouth to establish a funding mechanism for park and landscape maintenance through the creation of a Lighting and Landscape District or other funding mechanism as approved by the City.	Funding for Park and Landscaping	LS	Page 4-137
<i>Impact PS-7: Implementation of the proposed project will increase the demand for library services.</i>						
City	Director	Prior to Project Approval	PS-7a (Zinfandel & Shenandoah Ridge): The project applicant shall pay fees in accordance with City requirements to reduce the burden on community library services.	Funding for Library Services	LS	Page 4-137
UTILITIES AND SERVICE SYSTEMS						
<i>Impact UT-2: Project implementation could require extensive modifications to the existing water system to meet proposed project demand.</i>						
City and AWA	Director; AWA	Prior to Final Map	UT-2a: (Zinfandel & Shenandoah Ridge): Prior to recordation of any Final Map, unless the City of Plymouth provides water from another source for any new connections for parcels on any such Final Map from sources other than from AWA, the owners, developers, and/or successors-in-interest shall provide to the City a will-serve water service commitment from the AWA. AWA's requirements to secure any such will-serve commitment include payment to AWA of a fairshare	Will-serve commitment from AWA	LS	Page 4-144

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			participation fee, a portion of which is allocated to ensure that necessary improvements, including improvements for the Tanner Water Treatment Plant, can be permitted and constructed in order to adequately service the proposed projects.			
Impact UT-3: Sewage demand generated by the proposed project will exceed the capacity of the existing wastewater system and treatment plant.						
City	Director	Prior to Building Permits	UT-3a (Zinfandel & Shenandoah Ridge): Prior to issuance of building permits, the owners, developers, and/or successors-in-interest shall pay the applicable sewer connection fees required for improvements to the City's collection facilities.	Connection Fees	LS	Page 4-144
City	Director	Prior to Building Permits	UT-3b (Zinfandel & Shenandoah Ridge): Prior to the issuance of building permits, the owners, developers, and/or successors-in-interest shall contribute a fairshare contribution to upgrade the existing wastewater treatment plant to ensure that the system can adequately service the proposed projects. Building permits will not be approved until the City is satisfied that sufficient capacity in the wastewater system exists to serve the buildings to be built.	Upgrade Wastewater Treatment Plant	LS	Page 4-144
AESTHETICS/LIGHT AND GLARE						
Impact VIS-7: Development of the Additional Annexation Area could have an effect on the local visual setting.						
City	Planning Staff	Prior to approval of entitlements in Additional Annexation Area.	VIS-7 (Additional Annexation Area only): Subsequent to annexation and as a condition on future development in the additional annexation area, project applicants shall be required to establish development criteria and standards that acknowledge high level of visual integrity consistent with the adjacent landscape and/or development character. Fundamental to this acknowledgement is the requirement to demonstrate consistency with the City of Plymouth General Plan	Creation of Aesthetics Criteria consistent with GP	LS	Page 4-161

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			Policy (Visual Goals).			
CULTURAL RESOURCES						
<i>Impact CR-1: The proposed projects may cause a substantial adverse change in the significance of a known or unknown historical resource.</i>						
City	Planning Staff; Contractor	Prior to issuance of grading, improvement plans or building permit whichever comes first.	<p>CR-1a (Zinfandel only): If possible, known historical sites will be avoided by project activities. Also under CEQA, a significant archaeological site may be buried in a chemically-compatible soil prior to construction. If this is not feasible, then an archaeologist meeting the Secretary of the Interior’s professional qualifications standards in prehistoric archaeology, as appropriate, needs to conduct archaeological test excavations next to the bedrock milling station for the purpose of identifying any cultural deposit. If a cultural deposit exists and the test excavations do not exhaust the site’s information potential, then data recovery pursuant to CEQA guidelines can mitigate the adverse effects to less than significant level. The reference above in this mitigation measure referring to the possibility that ‘...a significant archaeological site may be buried in a chemically-compatible soil prior to construction’ shall not apply to the small portion of the Arroyo Ditch which is referred to as potentially eligible for the California Register of Historical Resources. Treatment of structure remnants for the Arroyo Ditch that cannot be avoided includes full recordation by an individual who meets the Secretary of Interior’s professional qualifications standards in history or architectural history.</p> <p>If, during site preparation or construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are revealed,</p>	Plans and Specifications; Potential Work area restrictions	LS	Page 4-170

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>or if dark-colored sediments that do not appear to have been created through natural processes are discovered, work shall cease in the immediate area of discovery (within 25 feet) and a qualified archeologist shall be contacted immediately for an on-site inspection of the discovery.</p>			
<p><i>Impact CR-2: Implementation of the proposed project may cause a substantial adverse change in the significance of an archaeological resource.</i></p>						
<p>City and California Register</p>	<p>Planning Staff; Contractor</p>	<p>During Construction</p>	<p>CR-2a (Zinfandel only): It is recommended that archaeological sites be avoided by project activities. If the sites cannot be avoided, they should be evaluated for their significance in accordance with the California Register. If the resources are not significant, further protection is not necessary. If the resources are significant, under CEQA, the site may be buried in a chemically-compatible soil prior to construction. If this is not feasible, then an archaeologist meeting the Secretary of the Interior’s professional qualifications standards in prehistoric archaeology, as appropriate, needs to conduct archaeological test excavations next to the bedrock milling station for the purpose of identifying any cultural deposits. If a cultural deposit exists and the test excavations do not exhaust the site’s information potential, then data recovery pursuant to CEQA guidelines can mitigate the adverse effects to less than significant level. If, during site preparation or construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are revealed, or if dark-colored sediments that do not appear to have been created through natural processes are discovered, work shall cease in the immediate area of discovery (within 25 feet) and a qualified archeologist shall be</p>	<p>Avoidance; Test Excavations; Archaeological Monitoring; Applicable Notes on Project Improvement Plans</p>	<p>LS</p>	<p>Page 4-171</p>

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			contacted immediately for an on-site inspection of the discovery.			
<i>Impact CR-3: Implementation of the proposed project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</i>						
City	Planning Staff; Contractor	During Construction	CR-3a (Zinfandel only): If paleontological resources are identified within the proposed project area, all work within 25 feet of the discovery should be redirected and a qualified paleontologist should be contacted to evaluate the finds and make recommendations. If the paleontological resources are found to be significant, they should be avoided by project activities. If avoidance is not feasible, adverse effects to such resources should be mitigated. Upon completion of the paleontological evaluation, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the appropriate agencies.	Site Area Restrictions; Paleontological Monitoring; Applicable Notes on Project Improvement Plans	LS	Page 4-171
<i>Impact CR-4: The proposed project may disturb human remains, including those interred outside of formal cemeteries.</i>						
City	Planning Staff; Contractor; County Coroner	Prior to and During Construction	CR-4a (Zinfandel only): Section 7050.5 of the California Health and Safety Code states in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County in which the human remains are discovered had determined whether or not the remains are subject to the coroner's authority. If human remains are encountered, work should halt within 25 feet of the find and the County Coroner notified immediately. The contractor shall also immediately notify the Community Development Director and the Secretary of the Cultural	Site Restrictions and Notification of County Coroner	LS	Page 4-172

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			Heritage Board. At the same time, an archaeologist should be contacted to evaluate the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendent to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.			
<i>Impact CR-5: The proposed projects may cause a substantial adverse change in the significance of a known or unknown historical resource.</i>						
City	Planning Staff; Contractor	During Construction	CR-5a (Shenandoah Ridge Only): If, during site preparation or construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are revealed, or if dark-colored sediments that do not appear to have been created through natural processes are discovered, work shall cease in the immediate area of discovery (within 25 feet) and an archaeologist meeting the Secretary of the Interior's professional qualifications standards in historic or prehistoric archaeology, as appropriate, shall be contacted immediately for an on-site inspection of the discovery.	Site Area Restrictions; Archaeological Monitoring	LS	Page 4-172
<i>Impact CR-6: Implementation of the proposed project may cause a substantial adverse change in the significance of an archaeological resource.</i>						
City and California Register	Planning Staff; Contractor	During Construction	CR-6a(Shenandoah Ridge Only): It is recommended that archaeological sites be avoided by project activities. If the sites cannot be avoided, they should be evaluated for their significance in accordance with the California Register. If the resources are not significant, further protection is not necessary. If the resources are significant, under CEQA, the site may be buried in a chemically-compatible soil prior to construction. If this is	Avoidance; Test Excavations; Archaeological Monitoring	LS	Page 4-173

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>not feasible, then an archaeologist meeting the Secretary of the Interior’s professional qualifications standards in prehistoric archaeology, as appropriate, needs to conduct archaeological test excavations next to the bedrock milling station for the purpose of identifying any cultural deposit. If a cultural deposit exists and the test excavations do not exhaust the site’s information potential, then data recovery pursuant to CEQA guidelines can mitigate the adverse effects to less than significant level.</p> <p>If, during site preparation or construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are revealed, or if dark-colored sediments that do not appear to have been created through natural processes are discovered, work shall cease in the immediate area of discovery (within 25 feet) and a qualified archeologist shall be contacted immediately for an on-site inspection of the discovery.</p>			
<p><i>Impact CR-7: Implementation of the proposed project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</i></p>						
City	Planning Staff; Contractor	During Construction	<p>CR-7a (Shenandoah Ridge Only): If paleontological resources are identified within the proposed project area, all work within 25 feet of the discovery should be redirected and a qualified paleontologist should be contacted to evaluate the finds and make recommendations. If the paleontological resources are found to be significant, they should be avoided by project activities. If avoidance is not feasible, adverse effects to such resources should be mitigated. Upon completion of the paleontological evaluation, a</p>	Site Area Restrictions; Paleontological Monitoring	LS	Page 4-173

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the appropriate agencies.			
<i>Impact CR-8: The proposed project may disturb human remains, including those interred outside of formal cemeteries.</i>						
City	Planning Staff; Contractor; County Coroner	Prior to and During Construction	CR-8a (Shenandoah Ridge Only): Section 7050.5 of the California Health and Safety Code states in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County in which the human remains are discovered had determined whether or not the remains are subject to the coroner's authority. If human remains are encountered, work should halt within 25 feet of the find and the County Coroner notified immediately. The contractor shall also immediately notify the Community Development Director and the Secretary of the Cultural Heritage Board. At the same time, an archaeologist should be contacted to evaluate the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendent to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.	Site Restrictions and Notification of County Coroner	LS	Page 4-174
HAZARDS AND HAZARDOUS MATERIALS						
<i>Impact H-6: Exposes people or structures to a significant risk of loss, injury, or death involving wildland fires.</i>						
City	City Engineer	Prior to Construction	H-6 (Zinfandel & Shenandoah Ridge): The proposed project will be designed and developed to reduce the risk of wildfire hazards and all structures will	Fuel Modification and irrigation plan	LS	Page 4-183

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			meet applicable fire code standards. Additionally, a Fuel Modification Plan and an irrigation plan will be submitted to the City for review. Such plans will include an extensive and coordinated fuel modification program to control vegetation within 50 feet of all structures.			
GLOBAL CLIMATE CHANGE						
<i>Impact GCC-2 Implementation of the project could conflict with applicable plans, policy and regulations adopted for the purpose of reducing the emissions of greenhouse gases.</i>						
City	Planning Staff; Contractor	Prior to issuance of building permits	GCC-2 (Zinfandel & Shenandoah Ridge): To reduce the project’s greenhouse gas emissions associated with construction and project operations the following measures shall be incorporated into the design and construction of the project: The applicant shall provide examples and evidence of how the following will be done. <i>Construction and Building Materials</i> <ul style="list-style-type: none"> • Use “Green Building Materials,” such as those materials which are resource efficient, and recycled and manufactured in an environmentally friendly way, including low Volatile Organic Compound (VOC) materials. <i>Energy Efficiency Measures</i> <ul style="list-style-type: none"> • Continue participation in the California Green Builder Program or equivalent requirements of the California Green Building Code, including Tier 1 options pertaining to dwelling construction; examples include • Energy conservation (through, for example, framing, insulation, HVAC, windows, roof, overhangs, appliances, orientation, solar, tankless 	Plans and Specifications	LS	Page 4-215

Approving Agency	Responsible City Staff or Body	Timing	Mitigation Measures	Product/Action	Findings/Significance After Mitigation	Rationale
			<p>water heater);</p> <ul style="list-style-type: none"> • Water conservation (through, for example, ultra-low-flow and low-flow fixtures, limit of turf area, use of drip irrigation, weather-based irrigation controller, potential use of reclaimed water); • Wood conservation (through, for example, framing techniques, use of pre-cut and pre-assembled building systems, use of engineered wood and wood components); • Advanced ventilation (for indoor air quality and energy efficiency—through, for example, low orno-VOC sealants & paints, home owner education); and • Construction waste diversion & on-site recycling. • Except where necessary to remove trees for solar panel installation, preserve existing tree canopy to the extent feasible; • Minimize heat gain by restricting on-street parking, to the extent allowed by the city, maintaining shade trees, and using natural trails; • Incorporate solar water heaters, Energystar™ rated windows and appliances, Energystar™ rated lighting systems, whole house fans, Programmable thermostats Outdoor outlets to use electric gardening equipment into the design of buildings; • Building and landscape plans should take advantage of shade and prevailing winds wherever feasible; • Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings; and 			