

APPENDIX B

Draft Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

1 INTRODUCTION

Where a CEQA document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required for the Sacramento Commons Project (the project), as set forth in the Final Environmental Impact Report (FEIR).

The City of Sacramento (City) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with the City of Sacramento Community Development Department, 300 Richards Boulevard 3rd Floor, Sacramento, CA 95811.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the EIR.

2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. Additionally, for the purposes of public disclosure and to assist in monitoring compliance, the MMRP identifies actions necessary to comply with relevant regulatory requirements discussed in the EIR. The MMRP is intended to be used by City staff and others responsible for project implementation.

A lead agency may rely on compliance with applicable laws and regulations in determining that a proposed project will result in a less than significant impact. (See *San Francisco Tomorrow v. City and County of San Francisco* (2014) 229 Cal.App.4th 49, 525 [holding the city properly relied on compliance with building codes and related regulations in determining the proposed project would not result in potential safety hazards].) As a standard condition of approval, the City requires applicants comply with federal and state laws and regulations as well as standard City requirements that are applicable to a proposed project. Pursuant to CEQA Guidelines section 15091, subdivision (d), the mitigation monitoring and reporting program should identify both mitigation measures as well as “condition[s] of approval to avoid or substantially lessen significant environmental effects.” For this reason, in addition to identifying mitigation measures contained in the FEIR, this MMRP also contains relevant regulatory requirements that, as discussed in the FEIR, make up part of the basis for concluding one or more impacts identified in the FEIR are less than significant. As set forth below, the City will monitor

compliance with these applicable laws and regulations in the same manner as for the mitigation measures set forth in the FEIR. The timing of implementation, the party/ies responsible for monitoring and enforcement, and a column to confirm implementation of the mitigation measures/standards/regulatory requirements is also included in Table 1, below. Mitigation measures are numbered in the same way they are numbered in the EIR. Existing regulations/standards are numbered according to the order in which they are referenced in each EIR section (oftentimes existing regulations apply to various impacts). For example, Existing Regulation 4.5-1 is the one that occurs first in the Geology and Soils EIR section (Section 4.5).

The timing is the point(s) at which the mitigation measure/standard/regulatory requirement must be monitored for compliance. In many cases, the first step in compliance will be to initiate compliance with the subject mitigation measure/standard/regulatory requirement. .

3 ROLES AND RESPONSIBILITIES

The project applicant is responsible for fully understanding and effectively implementing the mitigation measures/standards/regulatory requirements contained within the MMRP, as directed by the City. The City is responsible for overall administration/enforcement of the MMRP.

4 CHANGES TO MMRP

Any substantive change in the MMRP shall be reported in writing. Modifications to the requirements of the MMRP may be made by the City subject to one of the following findings, documented by evidence included in the public record:

- ▶ The requirement included in the FEIR and the MMRP is no longer required because the significant environmental impact identified in the FEIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

- ▶ The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the FEIR and the MMRP; and,
- ▶ The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the FEIR and the proposed project; and,
- ▶ The modified or substitute mitigation measures are feasible, and the City or, where applicable, other public agencies, through measures included in the MMRP or applicable regulations, can ensure implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures, including a determination whether further environmental review is required (see CEQA

Guidelines, §§ 15162-15164), shall be maintained in the project file with this MMRP and shall be made available to the public upon request.¹

¹ The City's Initial Study included reference to mitigation measures that were included in either the City's 2035 General Plan Master EIR or the Sacramento Area Council of Governments' Metropolitan Transportation Plan/Sustainability Communities Strategy (MTP/SCS). Please see Appendix O, which evaluates each relevant mitigation measure from each of these previous environmental documents and explains how the mitigation measure has been incorporated into mitigation imposed on the proposed project or why the mitigation measure is not relevant or required for the proposed project. In many cases, mitigation measures included in the General Plan Master EIR or MTP/SCS Program EIR have been revised in a way that is relevant to the proposed project and project site. For example, the Initial Study for the proposed project identifies Mitigation Measure AIR-4: Implementing Agencies Should Require Project Applicants to Implement Applicable, or Equivalent, Standard Construction Mitigation Measures. For the proposed project, the City has included applicable based construction mitigation as a part of Mitigation Measure 4.2-1: Implement SMAQMD Basic Construction Emission Control Practices, and there is no utility in including the rest of Mitigation Measure AIR-4.

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Mitigation Measure AES-3 (from the MTP/SCS EIR): Design Lighting to Minimize Light Trespass And Glare</p> <p>The project shall implement lighting standards that ensure that minimum safety and security needs are addressed [according to Sacramento City Code Section 15.80.020] and minimize light trespass and glare. These standards include the following:</p> <ul style="list-style-type: none"> • minimize incidental spillover of light onto adjacent private properties and undeveloped open space; • direct luminaries away from habitat and open space areas adjacent to the project site; • install luminaries that provide good color rendering and natural light qualities; and • minimize the potential for back scatter into the nighttime sky and for incidental spillover of light onto adjacent private properties and undeveloped open space. 	<p>Approved lighting plan in compliance with City Code and documenting that light trespass and glare are minimized</p>	<p>Prior to approval of each improvement plan that includes a lighting component</p>	<p>City of Sacramento Community Development Department</p>	
<p>Mitigation Measure 4.2-1: Implement SMAQMD Basic Construction Emission Control Practices</p> <p>Prior to commencement of each phase of construction, the project applicant shall provide evidence that maximum daily emissions remain below applicable SMAQMD significance thresholds.</p> <p>City approval of any grading or improvement plans shall require the following Basic Construction Emission Control Practices:</p> <ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least 2 feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. 	<p>Submittal of documentation demonstrating that emissions associated with the grading plan for each development phase remains below applicable SMAQMD thresholds of significance</p> <p>Inclusion of applicable Basic Construction Emission Control Practices in General Notes on each grading and improvement plan</p>	<p>Prior to approval of the first grading plan for each development phase</p> <p>Prior to approval of grading and improvement plans</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Cover any haul trucks that will be traveling along freeways or major roadways.</p> <ul style="list-style-type: none"> • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speed on unpaved roads to 15 mph. • Complete pavement of all driveways and sidewalks to be paved as soon as practicable. In addition, lay building pads as soon as practicable after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment shall be checked by a certified mechanic and determined to be running in proper condition before it is operated. 		<p>As soon as practicable for each construction phase</p>		
<p>Mitigation Measure 4.3-1a: Avoid Direct Loss of Swainson's Hawk</p> <p><u>Swainson's hawk</u></p> <ul style="list-style-type: none"> • If construction, tree removal, trimming, or pruning for any project phase on the project site is to begin during the nesting season for Swainson's hawk (March 1–August 31), a preconstruction survey for Swainson's hawk shall be conducted. Surveys for Swainson's hawk nests shall be conducted no more than 30 days before the beginning of construction for all project phases. Surveys for 	<p>Submittal of pre-construction Swainson's hawk survey, if specified activities are to occur during the nesting season for each development phase</p>	<p>Prior to, but no more than 30 days before, the beginning of construction for each development phase</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Swainson's hawk nests shall be conducted in all suitable nesting habitat within line of sight of construction activities within a 0.25-mile radius of the project site.</p> <ul style="list-style-type: none"> If active Swainson's hawk nests are found within the nest survey area, the construction contractor shall avoid impacts on such nests by establishing a no-disturbance buffer around the nest. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest. Based on guidance for determining a project's potential for impacting Swainson's hawks (Swainson's hawk Technical Advisory Committee 2000), projects in urban areas have a low risk of adversely affecting nests greater than 600 feet from project activities. Therefore, 600 feet is the minimum adequate buffer size for protecting nesting Swainson's hawks from disturbances associated with the proposed project. However, the qualified biologist shall consult with the California Department of Fish and Wildlife to confirm the adequacy of the no-disturbance buffer size prior to commencement of construction. No construction activity shall occur within the buffer area of a particular nest until a qualified biologist in consultation with California Department of Fish and Wildlife, confirms that the chicks have fledged or the nesting cycle has otherwise completed. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, 	<p>Verification of establishment of a no-disturbance buffer as defined by the project biologist and subsequent submittal of monitoring results</p> <p>Submittal of confirmation from project biologist and CDFW that nesting cycle is completed</p> <p>Submittal of monitoring results</p>	<p>Prior to commencement of construction with subsequent monitoring</p> <p>Prior to commencement of construction activities</p> <p>During construction (if monitoring required)</p>	<p>City of Sacramento Community Development Department, California Department of Fish and Wildlife</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>then the no-disturbance buffer shall be increased until the agitated behavior ceases, according to CDFW guidance (Calderaro pers. comm. 2014). The no-disturbance buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.</p>	<p>Submittal of verification that no-disturbance buffer has been increased, if required</p>	<p>Ongoing during construction (or until chicks have fledged or the nesting cycle is completed)</p>		
<p>Mitigation Measure 4.3-1b: Avoid Direct Loss of Swainson’s Hawk, White-Tailed Kite, Peregrine Falcon, and Nesting Birds Protected by the Migratory Bird Treaty Act and California Fish and Game Code <u>White-tailed Kite and Protected Bird Species</u></p> <ul style="list-style-type: none"> If construction activity, tree removal, trimming, or pruning for any project phase on the project site is to begin during the nesting season for white-tailed kite, peregrine falcon, other raptors (except Swainson’s hawk), or other protected bird species in this region (generally late February through early September), a qualified biologist shall conduct preconstruction surveys in areas of suitable nesting habitat for white-tailed kite, peregrine falcon, common raptors, and bird species protected by the Migratory Bird Treaty Act or California Fish and Game Code. Surveys shall be conducted no more than 30 days before any ground disturbance is expected to occur for all project phases and shall extend at least 300 feet from the edge of the disturbance activity for non-raptor bird species and at least 500 feet for all raptor species potentially nesting in the area. 	<p>Submittal of pre-construction survey, if specified activities are to occur during the nesting season for each development phase</p>	<p>Prior to, but no more than 30 days before, the beginning of construction for each development phase</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> If no active nests are found, no further mitigation is required. If active nests are found, the construction contractor shall avoid impacts on such nests by establishing a no-disturbance buffer around the nest. The appropriate buffer size for all nesting birds shall be determined by a qualified biologist but shall extend a minimum of 300 feet from the nest for non-raptor bird species and 500 feet for raptor species. The buffer size may be adjusted, as determined by a qualified biologist, depending on the species of nesting bird, nature of the project activity, the extent of existing disturbance in the area, visibility of the disturbance from the nest site, and other relevant circumstances. No construction activity shall occur within the established buffer area of an active nest until a qualified biologist confirms that the chicks have fledged and are no longer dependent upon the nest or the nesting cycle has otherwise completed. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases, according to CDFW guidance (Calderaro pers. comm. 2014). The no-disturbance buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. 	<p>Verification of establishment of a no-disturbance buffer as defined by the project biologist and subsequent submittal of monitoring results</p> <p>Submittal of confirmation from project biologist and CDFW that nesting cycle is completed</p> <p>Submittal of monitoring results</p> <p>Submittal of verification that no-disturbance buffer has been increased, if required</p>	<p>Prior to commencement of construction with subsequent monitoring</p> <p>Prior to commencement of construction activities</p> <p>During construction (if monitoring required)</p> <p>Ongoing during construction (or until chicks have fledged or the nesting cycle is completed)</p>	<p>City of Sacramento Community Development Department, California Department of Fish and Wildlife</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Mitigation Measure 4.3-2: Avoid and Minimize Impacts on Trees</p> <p>The project applicant shall submit a tree permit application to the City Department of Transportation (Urban Forestry Services Division), as required for removal, pruning, or soil disturbance within the canopy dripline of a Heritage Tree or City Street Tree and such activity shall not be performed until a permit has been issued.</p> <p>In addition, the following tree replacement, protection, and monitoring actions shall be implemented:</p> <ul style="list-style-type: none"> Any Heritage Trees to be removed for construction purposes shall each be replaced with one 24-inch box size tree. The replacement trees shall be planted on site and incorporated into the project's landscape plan. Any City Street Trees to be removed for construction purposes shall be replaced with either 24-inch box size trees or 15-gallon size tree (as required under City Code Section 12.56.090 based on the sizes of the City Street Trees to be removed). Replacement trees for City Street Trees shall be replanted within the City right-of-way in coordination with the City's Urban Forester. If replacement trees for City Street Trees cannot be accommodated in the City's right-of-way, they shall be planted on site and incorporated into the project landscape plan. If City Street Tree replacement trees cannot be incorporated into the project landscape plan, they shall be planted at another off-site location at the City's direction. 	<p>Issuance of permit for pruning or removal of Heritage Tree or City Street Tree (Note: Construction activity that requires encroachment into the canopy dripline of a Heritage Tree or City Street Tree would be monitored by the project Certified Arborist, who will make recommendations for minimizing impacts to retained trees)</p> <p>Approved landscape plan with inclusion of planting plan and general notes that reflect replacement and protection actions</p>	<p>Prior to removal, canopy pruning, or root disturbance within the canopy dripline of a Heritage Tree or City Street Tree</p> <p>Prior to approval of each landscape plan, implementation of which requires a Tree Removal Permit(s)</p>	<p>City of Sacramento Department of Transportation (Urban Forestry Services Division)</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> • Replacement trees, including all 147 ground level trees identified in the Conceptual Landscape Plan prepared for the project, shall consist of shade tree species appropriate to the site and which consider the post-construction environment (e.g., shading from buildings). Selection of replacement tree species shall be conducted in consultation with the City's Director of Urban Forestry. • Tree planting shall comply with the City's landscaping requirements (City Code Sections 17.612.010 and 17.612.040). • Canopy or root pruning of any retained Heritage or City Street Trees to accommodate construction and/or fire lane access shall be conducted according to applicable ANSI A300 tree pruning standards and International Society of Arboriculture best management practices. • All retained trees on-site (Heritage or City Street Trees) shall be protected from construction-related impacts pursuant to Sacramento City Code Section 12.64.040 (Heritage Trees) and Section 12.56.060 (City Street Trees). Full details of tree protection measures are available in the Arborist Report (see Appendix M), but a summary is provided here. <ul style="list-style-type: none"> ○ Under the tree protection measures, an International Society of Arboriculture- (ISA) Certified Arborist shall be assigned to monitor tree health and construction activity near all trees retained on-site (including trees that do not meet the Heritage Tree or City Street Tree definition). Protection measures prior to construction include: health inspection of large trees; a pre-construction meeting 	<p>Submittal of information verifying implementation of protection measures, as defined by the project's Certified Arborist</p>	<p>Prior to commencement of applicable construction activities</p>		

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>with all contractors and the arborist to discuss protocols; pre-construction training for all construction crews; tree removal, pruning and inspection during site preparation; and erection of a protective fencing and signage around all trees or groups of trees. Tree protection measures during construction shall include: preserved trees shall not have signs, ropes, cables or other items attached to them; all heavy equipment shall avoid the fenced protection zones; no storage or discard of any supply or material within the fenced protection zones; grade changes of more than two feet are not permitted within 30 feet of a tree's drip line; care shall be taken when moving equipment or supplies near trees (especially overhead); all trenching shall be outside the fenced protection zones unless a Tree Permit has been obtained; an irrigation schedule shall be implemented for any substantially pruned tree within 48 hours; canopy pruning can only be done under an approved Tree Permit; and periodic washing of tree foliage may be necessary (but not more than once every two weeks).</p> <ul style="list-style-type: none"> On-site trees in the post-construction landscape (including Heritage Trees, City Street Trees, and Non-Heritage Trees proposed for retention plus newly-planted landscape trees) shall be monitored by an ISA Certified Arborist for a period of 5 years. Post-construction monitoring shall be conducted at least monthly for Year 1, quarterly for Year 2, and twice annually for Years 3-5. Post-construction monitoring shall begin at the completion of landscape 	<p>Submittal of monthly, quarterly and semi-annually post-construction monitoring reports</p>	<p>Prior to approval of site plans for each development phase for on-site trees and prior to approval of street improvement plans for City Street Trees</p>		

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>equipment and vehicles shall stay out of the fenced tree protection zone, per City Code Section 12.64.040, unless where specifically approved in writing by the City Arborist and under the supervision of an ISA Certified Arborist.</p> <ul style="list-style-type: none"> ○ Storage and Disposal: Do not store or discard any supply or material, including paint, lumber, concrete overflow, etc. within the fenced tree protection zone, per City Code Section 12.64.040. Remove all foreign debris within the fenced tree protection zone; it is important to leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrients. Avoid draining or leakage of equipment fluids near retained trees. Fluids such as: gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) should be disposed of properly. Keep equipment parked outside of the fenced tree protection zone of retained trees to avoid the possibility of leakage of equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could lead to decline and death. ○ Grade Changes: Grade changes of more than 2 feet, including adding fill, are not permitted within 30 feet of a tree's drip line, per City Code Section 12.64.040, without special written authorization and under supervision by an ISA Certified Arborist. Lowering the grade within 30 feet of a tree's dripline will necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade 				

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<p>will compact the soil further, and decrease both water and air availability to the trees' roots.</p> <ul style="list-style-type: none"> ○ Moving Construction Materials: Care will be taken when moving equipment or supplies near the trees, especially overhead. Avoid damaging the tree(s) when transporting or moving construction materials and working around retained trees (even outside of the fenced tree protection zone). Above ground tree parts that could be damaged (e.g., low limbs, trunks) should be flagged with red ribbon. If contact with the tree crown is unavoidable, prune the conflicting branch(es) using ISA or ANSI A300 standards. ○ Trenching: Unless a Tree Permit has been issued for trenching activity within the fenced tree protection zone, all trenching shall be outside of the fenced tree protection zone, per City Code Section 12.64.040. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain tree roots, prune the roots using a Dosko root pruner or equivalent. All cuts should be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. The trench should be made no deeper than necessary. ○ Irrigation: Trees that have been substantially root pruned (30% or more of their root zone) will require irrigation for the first twelve months. The first irrigation should be within 48 hours of root pruning. They should be deep watered every two to four weeks during 				

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>the summer and once a month during the winter (adjust accordingly with rainfall). One irrigation cycle should thoroughly soak the root zones of the trees to a depth of 3 feet. The soil should dry out between watering; avoid keeping a consistently wet soil. Designate one person to be responsible for irrigating (deep watering) the trees. Check soil moisture with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary above ground micro-spray system that will distribute water slowly (to avoid runoff) and evenly throughout the fenced tree protection zone but never soaking the area located within 6- feet of the tree trunk, especially during warmer months. For trees not subject to root pruning activity, the amount of irrigation provided shall not be changed from that which was provided prior to the commencement of construction activity, per City Code Section 12.64.040.</p> <ul style="list-style-type: none"> ○ Canopy Pruning: Do not prune any of the trees, unless a Tree Permit has been issued for pruning activity, per City Code Section 12.64.040. This will help protect the tree canopies from damage. All pruning shall be completed under the direction of an ISA Certified Arborist and using ISA guidelines. Only conflicting limbs and dead wood shall be removed from tree canopies where a Tree Permit has been issued. 				

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> ○ Washing: Periodic washing of the foliage is recommended during construction but no more than once every two weeks. Washing should include the upper and lower leaf surfaces and the tree bark. This should continue beyond the construction period at a less frequent rate with a high-powered hose only in the early morning hours. Washing will help control dirt/dust buildup that can lead to mite and insect infestations. ○ Inspection: An ISA Certified Arborist shall inspect the preserved Heritage and City Street Trees on at least a monthly basis for the duration of construction activity. A summary report documenting observations and management recommendations shall be submitted to the owner following each inspection. Photographs of representative trees are to be included in each report. If feasible, aerial inspection for trees #49, 50, 66, 67, and 76 should be conducted during construction if the construction period extends to the recommended inspection period, as identified by Tree Associates. 	<p>Submittal of reports documenting observations and management recommendations</p>	<p>At least monthly, as determined by project arborist</p>		
<p>Mitigation Measure 4.4-2: Documentation, Interpretation, Reuse, and Preservation</p> <p><u>a) Documentation / Recordation</u></p> <p>Prior to any structural demolition, site clearing and removal activities, the project applicant shall retain a professional who meets the Secretary of the Interior's Standards for Architectural History to prepare written and photograph documentation of the Capitol Towers and garden apartments complex as well as landscape areas defined as historic.</p> <p>The documentation for the property shall be</p>	<p>Approved written and photograph documentation of the Capitol Towers and garden apartments complex, as well as landscape areas defined as historic</p>	<p>Prior to any structural demolition, site clearing or removal activities</p>	<p>City of Sacramento Preservation Director</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>prepared based on the National Park Services' (NPS) Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) Historical Report Guidelines. This type of documentation is based on a combination of HABS/HALS standards and HABS/HALS Photography Guidelines (November 2011). The level of documentation will be determined in coordination with the City's Preservation Director, based on the availability of original materials describing development of the project site.</p> <p>The written historical data for this documentation shall follow the appropriate HABS/HALS Level standards and shall be derived from the following documents: "National Register of Historic Places Registration Form for Capitol Towers", prepared by Flora Chou (Page & Turnbull) in 2014 and "Historical Resource Inventory and Evaluation Report, Capitol Towers Apartments, 1500 7th Street, Sacramento, California 95814," prepared by JRP in 2014.</p> <p>The written data shall be accompanied by a sketch plan of the property. Efforts shall also be made to locate original construction drawings or plans of the property during the period of significance. If located, these drawings shall be photographed, reproduced, and included in the dataset.</p> <p>Either HABS standard large format or digital photography shall be used. If digital photography is used, the ink and paper combinations for printing photographs must be in compliance with NPS photo policy and have a permanency rating 150 years or greater. Photographs shall be labeled with text reading "Capitol Towers Apartments, 1500 7th Street, Sacramento" and</p>				

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<p>photograph number on the back of the photograph in pencil (2B or softer lead). Digital photographs shall be taken as uncompressed .TIFF file format. The size of each image shall be six megapixels (2000 x 3000 pixels) or larger. The file name for each electronic image shall correspond with the index of photographs and photograph label.</p> <p>Photograph views for the dataset shall include images of the entire Capitol Towers property, including the garden apartments and high-rise tower buildings, as well as landscape and site features. The dataset shall include: (a) contextual views capturing the spatial relations of buildings, structures, and the landscape features, and of the site; (b) views of each side of each building and interior views, where possible; (c) oblique views of buildings; (d) detail views of character-defining features, including features on the interiors of some buildings; (e) detail views of each portion of the site and its landscape features. The size of this property shall require up to 15 contextual views, 20 views of the garden apartments and high-rise; 10 views of the landscape (hardscape or softscape), and 15 detail views of the site. All views shall be referenced on a photographic key. This photograph key shall be on a map of the property and shall show the photograph number with an arrow indicating the direction of the view. Historic photographs shall also be collected, reproduced, and included in the dataset. The project applicant shall provide funding to acquire the appropriate use and copyrights to reproduce historic images in the dataset for public dissemination.</p> <p>All written and photograph documentation of the Capitol Towers and garden apartments</p>				

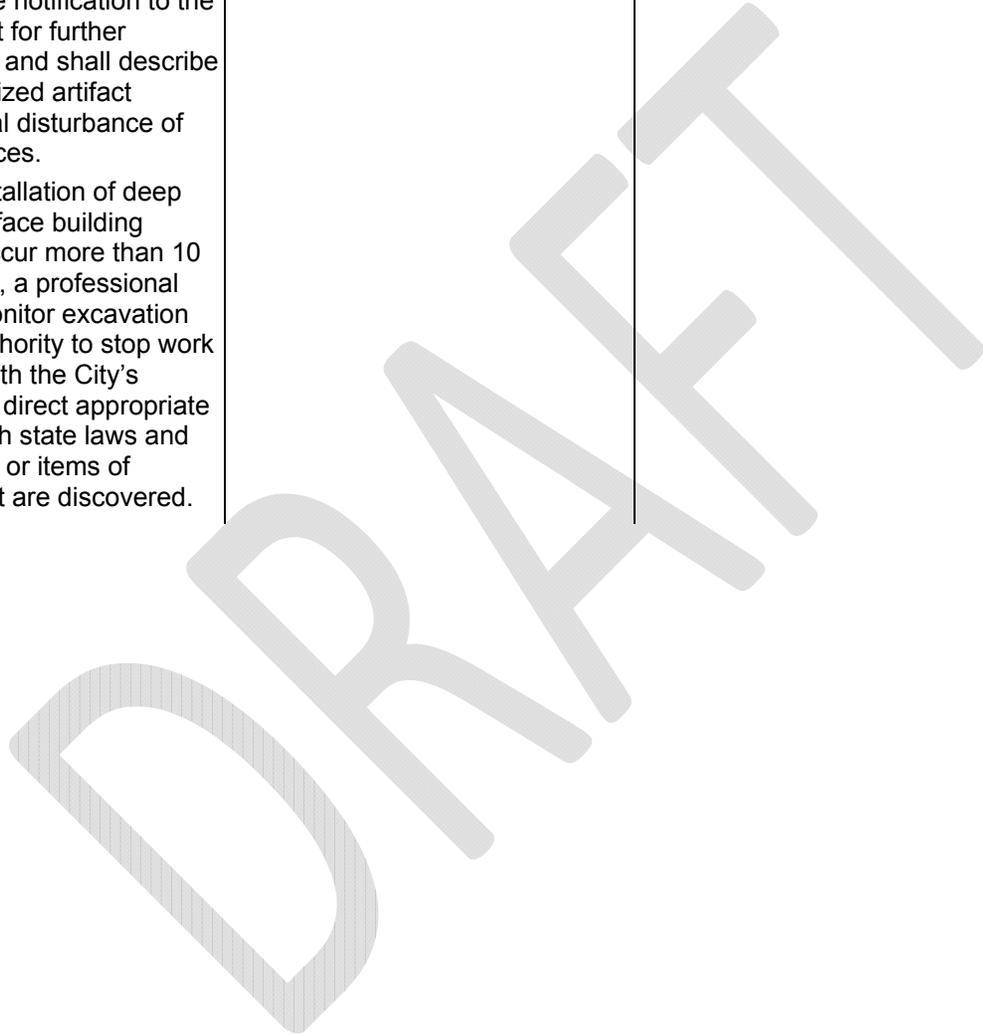
Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Towers and garden apartments complex within the context of Sacramento urban renewal and redevelopment. These displays shall be integrated into the design of the public areas of the new housing and retail, and they shall be installed in highly visible public areas, such as the property's plazas or in public areas on the interiors of buildings. The displays shall include historical data taken from the HABS documentation or other cited archival sources and shall also include photographs. Displayed photographs shall include information about the subject, the date of the photograph, and photo credit/photo collection credit.</p> <p>The project applicant shall install at least one sign or plaque in each quadrant of the superblock to indicate that the Capitol Towers and garden apartment complex once stood on the property. Additional signage/ plaques may be installed to provide interpretive information about any historical photographs installed on the property.</p> <p>Interpretive displays and the signage/ plaques installed on the property shall be sufficiently durable to withstand typical Sacramento weather conditions for at least 10 years, like fiber-glass embedment panels, that meet National Park Service signage standards. Displays and signage/plaques shall be lighted, installed at pedestrian-friendly locations, and be of adequate size to attract the interested pedestrian. Maintenance of displays and signage/ plaques shall be included in the management of the common area maintenance program on the property.</p>				

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><i>Exhibits and Written Documentation for Publication on a Website</i></p> <p>The project applicant shall publish exhibits and written documentation on a website regarding the history of the urban renewal and redevelopment, with a focus on the Capitol Towers property. This information shall be derived from the HABS documentation, the “NRHP Registration Form for Capitol Towers”, prepared by Flora Chou (Page & Turnbull) in 2014, and the “Historical Resource Inventory and Evaluation Report, Capitol Towers Apartments, 1500 7th Street, Sacramento, California 95814,” prepared by JRP in 2014, and other sources as appropriate. The publication shall include text and photographs. The text shall be written for popular consumption, but shall also be properly cited following historical documentation standards. The City’s Preservation Director shall review and comment on the text prior to its publication to ensure that it is accurate and sufficiently detailed.</p> <p>Publication of these materials shall be either on an independent website maintained by the project applicant (or its successor property management company) or be donated for posting on a local history website, such as www.sacramentohistory.org (owned by CSH). The materials shall be available on the website for at least two years following demolition of the garden apartments at Capitol Towers.</p>	<p>Verification of posting of required materials on authorized website; maintenance of information on website for two years</p>	<p>Within 12 months of completed final demolition of last of garden apartments</p>		

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p><i>Traveling Exhibit</i></p> <p>The project applicant shall have a traveling exhibit prepared to be offered for display at appropriate Sacramento city venues including, but not limited to, local museums, local archives with exhibit space, public libraries, and public buildings. The small exhibit shall include panels or boards that provide information and photographs regarding Capitol Towers and garden apartments within the context of Sacramento’s urban renewal and redevelopment history. The exhibit shall include three or more 2’ x 2’ foot boards that can be either wall mounted or displayed on easels.</p>	<p>Verification of preparation of traveling exhibit and subsequent offering for display at appropriate City venues</p>	<p>Within 12 months of completed final demolition of last of garden apartments</p>		
<p><u>c) Salvage and Reuse</u></p> <p>The project applicant shall consult with the City’s Preservation Director and the Director of the Sacramento Metropolitan Arts Commission regarding the salvage and reuse of one of the character-defining landscape features: the Overhoff sculptural wall. The wall shall be retained on the property, safe from construction work, and moved within the property, as shown in Figure 2.1 of the PUD Guidelines, “Conceptual Ground Level Landscape Plan.” Although the wall is modular, when it is moved, the panels shall stay together in the same placement order and configuration as they exist today. The condition of the object will be assessed by a qualified expert prior to moving the sculpture and the moving work shall be undertaken by a qualified expert with extensive experience in the relocation of sculptures and moving works of art.</p> <p><u>d) Rehabilitation or Restoration of Historic Buildings</u></p>	<p>Approved relocation plan for the Overhoff sculptural wall</p>	<p>Prior to construction activities that would affect the Overhoff Wall</p>		

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>If the Capitol Towers high rise is listed in or is eligible for listing in the NRHP, CRHR, or the Sacramento Register, prior to commencement of any renovations to the building, the City Preservation Director shall review and confirm the renovations comply with the Secretary of the Interior's (SOI) Standards for the <i>Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings</i> or the <i>SOI Standards for Rehabilitating and Guidelines for Rehabilitating Historic Buildings</i>. Additional guidance for this work may include the <i>Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings</i>.</p>	<p>Approved rehabilitation/ restoration plans for the Capitol Towers high rise</p>	<p>Prior to issuance of a building permit for renovation activities</p>		
<p>Mitigation Measure 4.4-3: Protect or Mitigate Impacts on Prehistoric and Historic-Era Archaeological Resources and Human Remains</p> <p>To minimize potential adverse effects on prehistoric and historic-era archaeological resources and human remains, the project applicant shall implement the following measures:</p> <ul style="list-style-type: none"> • The project applicant shall retain a qualified archaeologist (i.e., defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology) to carry out all actions related to archaeological resources and human remains. <ul style="list-style-type: none"> ○ Before the start of any ground-disturbing activities, the qualified archaeologist shall conduct a cultural resources sensitivity training session for all construction personnel working on the project. The training shall include an overview of potential cultural resources that could be encountered during 	<p>Verification of project archaeologist attendance at pre-construction meeting to conduct required training session</p>	<p>Prior to commencement of site preparation or other ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>ground-disturbing activities to facilitate worker recognition, avoidance, and subsequent immediate notification to the qualified archaeologist for further evaluation and action; and shall describe penalties for unauthorized artifact collecting or intentional disturbance of archaeological resources.</p> <ul style="list-style-type: none"> ○ For work involving installation of deep foundations or subsurface building systems that would occur more than 10 feet below the surface, a professional archaeologist shall monitor excavation and shall have the authority to stop work and, in consultation with the City's Preservation Director, direct appropriate actions, consistent with state laws and regulations, if remains or items of archaeological interest are discovered. 				



Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> If it is determined that the project could damage a historical resource or a unique archaeological resource (as defined pursuant to the State CEQA Guidelines), mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the State CEQA Guidelines, with a preference for preservation in place. Consistent with State CEQA Guidelines Section 15126.4(b)(3), this may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, the archaeologist shall develop a treatment plan in consultation with the City and appropriate Native American representatives (if the find is of Native American origin). The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered, procedures for disposition or curation of recovered materials, and a preparation and submittal of report of findings to the City's Preservation Director and the North Central Information Center of the California Historical Resources Information System. 	<p>Completion and approval of treatment plan</p>	<p>Prior to approval of grading plan</p>		

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> If a human bone or bone of unknown origin is found during construction, pursuant to Public Resources Code Section 5024.1, all work shall stop in the vicinity of the find, and the county coroner and the City of Sacramento Community Development Department shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional work is to take place within 100 feet of the find until the identified appropriate actions have taken place. 	<p>Verification of inclusion of requirement in general notes on grading plan</p>	<p>Prior to approval of grading plan</p>		
<p>Mitigation Measure 4.4-4: Protect or Mitigate Impacts on Paleontological Resources</p> <p>To minimize potential adverse effects on previously unknown potentially unique, scientifically important paleontological resources, the project applicant shall implement the following measures:</p> <ul style="list-style-type: none"> Before the start of any earthmoving activities, the project applicant shall retain a qualified paleontologist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. 	<p>Verification of project paleontologist attendance at pre-construction meeting to conduct required training session</p>	<p>Prior to commencement of and during any earthmoving activities</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Sacramento Community Development Department. The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan shall include, but shall not be limited to, (a) a field survey surrounding the site where the paleontological resources were discovered, (b) development of sampling and data recovery procedures based on location and type of paleontological resources discovered, (c) offer museum or other storage coordination for appropriate specimens recovered, and (d) prepare a report documenting the findings. Recommendations in the recovery plan shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. 	<p>Verification of inclusion of protocol as part of grading plan general notes</p> <p>Approved recovery plan, with subsequent survey and sampling</p> <p>Submittal of report documenting findings</p>	<p>Prior to approval of grading plan</p> <p>Prior to resumption of construction activities</p> <p>Within 90 days of findings</p>		
<p>Existing Regulation 4.5-1 The project shall comply with the California Building Code (CBC) and local building codes, grading regulations, and other regulations designed to reduce potential seismic risk. Chapter 16 of the CBC specifies exactly how each seismic design category is to be determined on a site-specific basis. Chapter 18 of the CBC regulates the excavation of foundations and retaining walls.</p>	<p>Documented as part of grading and building plans</p>	<p>Prior to issuance of grading and building permit</p>	<p>City of Sacramento Community Building Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>the geotechnical investigation shall include site-specific subsurface testing of soil and groundwater conditions. Final designs shall be consistent with the version of the California Building Code that is applicable at the time building and grading permits are applied for as well as standard, accepted, and proven engineering practices used throughout the Sacramento area to address potential site-specific soil conditions. Such engineering practices may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • removal of any deleterious materials within the fill and potential recompaction of the soil; • shoring of trenches during construction dewatering as required by the federal Occupational Safety and Health Administration, waterproofing of underground structures, and installation of subdrains; • construction of high-rise buildings on deep foundations; and • construction of low- to mid-rise buildings on mat foundations with ground improvements. <p>All recommendations contained in the final geotechnical engineering report shall be implemented by the project applicant. Special recommendations contained in the geotechnical engineering report shall be noted on the grading plans and implemented, as appropriate, before construction begins. The project applicant shall be required to perform an engineering inspection to certify that earthwork has been completed in conformity with recommendations contained in the geotechnical report and requirements determined by the City.</p>	<p>Submittal of pad certification letter from geotechnical consultant and Submittal of pad elevation letter from geotechnical consultant and submittal of elevation certification letter from civil engineer</p>	<p>Subsequent to completion of grading activities</p>		

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Existing Regulation 4.5-2 The project proponent shall submit a grading plan, erosion and sediment control plan, and post-construction erosion and sediment control plan for review and approval by the City, according to the requirements of Chapter 15.88 of the Sacramento City Code. In order to obtain coverage under the SWRCB's Construction General Permit (NPDES No. CAS000002 Order No. 2009-0009-DWQ), the project proponent shall prepare and submit for approval a project-specific SWPPP at the time the notice of intent to discharge is filed. The project would also require erosion and sediment control and engineering plans and specifications for pollution prevention, which are designed to identify effective sediment control measures for both construction and operational phases of the project, based on site-specific characteristics.</p>	<p>Approved grading plan; approved erosion and sediment control plan; approved storm water pollution prevention plan</p>	<p>Prior to issuance of grading permit and approval of site civil improvement plans</p>	<p>City of Sacramento Community Building Department</p>	
<p>Existing Regulation 4.6-1 The applicant shall demonstrate compliance with applicable measures included in the City's Climate Action Plan, as described in Section 4.6 of the EIR. The project applicant shall comply with the alternative Climate Action Plan requirement to exceed the minimum energy efficiency standards under California Administrative Code Title 24 by 10% for residential land uses and 5% for commercial land uses. Measures to increase the energy efficiency of the project buildings could include, but are not limited to, increased wall insulation, smart meters, above-standard ventilation systems or energy efficiency lighting fixtures.</p>	<p>Documented as part of building and electrical plans</p>	<p>Prior to issuance of building permit</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Mitigation Measure 4.7-1a: Identify and Remediate for Discovery of Unknown Hazardous Materials</p> <p>Prior to commencing any construction activities, a Health and Safety Plan shall be prepared and provided to the Director of the City’s Community Development Department by a qualified professional to identify specific measures to take to protect worker and public health and safety and specify measures to identify, manage, and remediate wastes. In the event that excavation or construction of the proposed project reveals evidence of soil or groundwater contamination, underground storage tanks (USTs), or other environmental concerns, site preparation or construction activities shall not recommence within the contaminated areas until remediation is completed. This is the procedure established in the Health and Safety Plan and a “no further action” letter would be obtained from the appropriate regulatory agency. The Health and Safety Plan shall include the following:</p> <ul style="list-style-type: none"> • Pre-construction training of workers to identify potentially hazardous materials. • Identification of air monitoring procedures and parameters and/or physical observations (soil staining, odors, or buried material) to be used to identify potential contamination. • Procedures for temporary cessation of construction activity in the area of potential contamination and evaluation of the level of environmental concern if potential contamination is encountered. The evaluation shall include identification of the type and extent of contamination prepared by a qualified professional. • Procedures for limiting access to the contaminated area to properly trained 	<p>Approved health and safety plan</p> <p>Protocol documented in general notes on grading plan</p>	<p>Prior to issuance of grading permit and/or commencement of construction activities</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>personnel.</p> <ul style="list-style-type: none"> • Procedures for notification and reporting, including internal management and local agencies (fire department, SCEMD, etc.), as needed. • A worker health and safety plan for excavation of contaminated soil, including soils management, dust control, air monitoring, and other relevant measures. • Procedures for characterizing and managing excavated soils in accordance with CCR Title 14 and Title 22. • Procedures for certification of completion of remediation. 				
<p>Existing Regulation 4.7-1 The project proponent shall, as appropriate, comply with Sacramento Metropolitan Air Quality Management District (SMAQMD) Rule 902 for asbestos abatement. Unless otherwise exempt from the survey and notification requirements, prior to any work commencing or any disturbance of regulated asbestos containing material (RACM), an owner or operator shall conduct a survey and the Air Pollution Control Officer shall be notified. The project proponent shall comply with asbestos removal, wetting of material during construction, and other applicable health-based standards, guidance for renovations and demolition, special requirements for demolition, waste disposal requirements, testing and recordkeeping procedures, hazard posting requirements, and other measures to avoid adverse health effects.</p>	<p>Provide asbestos survey and, if necessary, approved remediation plan for asbestos abatement, with subsequent submittal of report documenting remediation</p>	<p>Prior to issuance of demolition permit</p>	<p>City of Sacramento Community Development Department and SMAQMD</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> • information about the discharge location; • a map showing the location of the site, treatment system, discharge point(s), and receiving water; • an evaluation of reclamation options; • narrative and schematic descriptions of the existing or proposed treatment system, including blueprints signed by a registered engineer or geologist (if applicable); and • results of laboratory analysis for the types and amounts of pollutants listed in Attachment B to Order R5-2013-0074, additional water quality screening required by Attachment C to Order R5-2013-0074 (if applicable), and any applicable pollutants listed under Section 303(d) of the CWA for the receiving water if discharging or proposing to discharge to an impaired water body. • identify landfills to be used for disposal, if necessary, based on results of laboratory analysis. <p>To be authorized by Order R5-2013-074, the project applicant must demonstrate that the discharge or proposed discharge meets the following criteria:</p> <ul style="list-style-type: none"> • Pollutant concentrations in the discharge do not cause, have a reasonable potential to cause, or contribute to an excursion above any applicable federal water quality criterion established by USEPA pursuant to CWA section 303; • Pollutant concentrations in the discharge do not cause, have a reasonable potential to cause, or contribute to an excursion above any water quality objective adopted by the Central Valley Water Board or State Water Resources Control Board (State Water 				

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Board), including prohibitions of discharge for the receiving waters; and</p> <ul style="list-style-type: none"> The discharge does not cause acute or chronic toxicity in the receiving water. <p>Additionally, discharges of more than 0.25 million gallons per day average dry-weather flow are prohibited unless the discharge is 4 months or less in duration.</p>				
<p>Mitigation Measure 4.8-2: Prepare and Submit Final Drainage Plans and an Operational Pollutant Source Control Program</p> <p>Before the start of earthmoving activities, the project applicant shall submit a final drainage plan and pollutant source control program to the City demonstrating to the satisfaction of the Community Development Department that the project is in compliance with the SSQP's NPDES permit, the SQIP (SSQP 2009), and the <i>Hydromodification Management Plan</i> (SSQP 2013), including the requirement to cause no net increase in runoff as compared to existing conditions. Components of the final drainage plan shall include:</p> <ul style="list-style-type: none"> calculations for the final design scenario, obtained using appropriate engineering methods, that evaluates potential changes to runoff, including increased surface runoff; runoff calculations for the 10-year and 100-year (0.01 AEP) storm events (and other, smaller storm events as required) based on the final design scenario and confirmation of required trunk drainage pipeline sizes based on alignments and finalized detention-facility locations; 	<p>Approved final drainage plan containing specified components</p>	<p>Before the start of earth-moving activities</p>	<p>City of Sacramento Department of Utilities</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> • City flood control design requirements and measures designed to comply with them, including a demonstration to the satisfaction of the City that 100-year (0.01 AEP) flood flows would be appropriately channeled and contained, such that the risk to people or damage to structures within or down gradient of the project site would not occur; • a list of stormwater management BMPs to be implemented at the project site that ensure no net increase in runoff. BMPs may include but are not limited to the use of LID techniques to limit increases in stormwater runoff at the point of origination. Some examples of such techniques are the use of surface swales; replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement); disconnection of impervious surfaces; and planting of trees to intercept stormwater. These BMPs shall be designed and constructed in accordance with the <i>Hydromodification Management Plan</i> (SSQP 2011); and • a description of the proposed maintenance program for the on-site drainage system. <p>The project applicant shall also prepare and implement a pollutant source control program for the project's operational phase to control water quality pollutants on the project site. This program shall include components such as recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills, and effective management of public trash collection areas.</p>	<p>Approved pollutant source control program</p>	<p>Prepare prior to approval of occupancy permit for first phase of development</p>	<p>City of Sacramento Department of Utilities</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Mitigation Measure 4.9-3a: Minimize Construction Noise throughout Entire Construction Phase</p> <p>The project applicant and contractor/s shall implement the following measures throughout all construction phases.</p> <ul style="list-style-type: none"> • Machines or equipment and related noise associated with erection (including excavation) and demolition of any building or structure shall not start up prior to 7 a.m., Monday through Saturday, and prior to 9 a.m. on Sunday, and shall not continue past 6:00 p.m. on any day of the week; • Delivery of materials and equipment shall not occur prior to 7 a.m. nor past 6 p.m., Monday through Saturday, and prior to 9:30 a.m. nor past 6 p.m. on Sunday; • Stationary construction equipment, such as compressors, shall be placed away from nearby residential areas and shall provide acoustical shielding. • Idling times of equipment shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. • The project applicant or its designee shall designate a disturbance coordinator and conspicuously post this person's number around the project site, in adjacent public spaces, and in construction notifications. The disturbance coordinator, in coordination with the City, shall be responsible for responding to any complaints about construction activities. The disturbance coordinator shall receive all public complaints about construction disturbances and, in coordination with the City, is responsible for determining the cause of the complaint and implementation of feasible 	<p>Documented in general notes on grading and building plans</p>	<p>Prior to issuance of grading and building permits</p>	<p>City of Sacramento Community Development Department</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
measures to alleviate the problem.				
<ul style="list-style-type: none"> The project applicant or its designee shall provide written notice to all known occupied noise-sensitive uses (i.e., residential, educational, religious, lodging) within 400 feet of the edge of the project site boundary at least 2 weeks prior to the start of each construction phase of the construction schedule, as well as the name and contact information of the project disturbance coordinator. 				
<p>Mitigation Measure 4.9-3b: Prepare and Implement a Noise and Vibration Control Plan for Pile Installation</p> <p>Prior to the issuance of any building permit for any phase of project development that proposes the use of piles for foundations, the project applicant shall develop a Noise and Vibration Control Plan, in coordination with an acoustical consultant, geotechnical engineer, and construction contractor, and submit the Plan to the City’s Chief Building Official for review and approval. The Plan shall include measures demonstrated to ensure construction noise exposure for the interior of nearby residential dwellings is less than 75 dB L_{eq} and that vibration exposure for all buildings and vibration-sensitive receptors in the vicinity of the project site is less than 0.5 PPV and 80 VdB and less than 0.2 PPV for historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. Measures and controls shall be identified based on project-specific final design plans, and may include, but are not limited to, some or all of the following:</p>	Approved noise and vibration control plan	Prior to the issuance of building permit (if the use of piles for foundations is included)	City of Sacramento Chief Building Official	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> • Buffer distances, the type of equipment, and use of attenuation devices shall be designed to minimize construction noise and vibration for adjacent existing buildings and noise- and vibration-sensitive uses. • Use of “quiet” pile driving technology (such as auger displacement installation) 				
<p>Existing Regulation 4.10-1 The project will be required to incorporate California Fire Code requirements into the design of the proposed project to address access-road length, road dimensions, turning radii, and finished surfaces for firefighting equipment; fire hydrant placement and sufficiency of fire hydrants; and fire flow availability. In addition, the Sacramento City Code outlines fire prevention requirements to be incorporated into new high-rise development (Title 15, Chapter 15.100) that specify access arrangements, fire suppression equipment, smoke detection and removal systems, fire pumps, fire alarm and communications systems, standby power systems, and plan submittals for approvals.</p>	Documentation of compliance with applicable sections of the California Fire Code and City Code shown on site civil plans	Prior to approval of improvement plans	Sacramento Fire Department	
<p>Mitigation Measure 4.10-1: Ensure Adequate Emergency Access The improvements plans for the proposed project shall incorporate emergency access measures consistent with the 2013 California Fire Code as modified by the Sacramento City Code and the Fire Chief. The improvement plans shall implement emergency access measures outlined below or those determined by the Sacramento Fire Department to be equally effective in ensuring adequate on-site access to accommodate emergency vehicles. The project applicant shall provide the improvement plans to the Fire Chief for review and approval prior to implementation:</p>	Approved emergency access plan	Prior to approval of site civil plans	City of Sacramento Fire Chief	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> All turning radii for fire access should be designed as 35' inside and 55' outside. Roads used for Fire Department access should have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. "No Parking Fire Lane" markings should be applied on the emergency access roads. However, due to the pedestrian nature of the open spaces between the proposed project's buildings, that striping and signage would be limited. Clearly define on-site pedestrian routes. Landscaping and shrubbery should be placed and maintained in a way that it would not grow to obstruct pathways. 				
<p>Mitigation Measure 4.10-2: Implement Construction Security Measures</p> <p>The project applicant shall surround areas of active construction and where equipment is stored with a secure chain link fence and shall hire a security service to monitor the site after hours to deter vandalism and theft.</p>	<p>Approved construction logistics plan; verification of employment of security service</p>	<p>Prior to issuance of first demolition or grading permit</p>	<p>City of Sacramento Department of Public Works</p>	
<p>Existing Regulation 4.10-2</p> <p>The project proponent shall pay applicable state-mandated school impact fees.</p>	<p>Verification of payment of school impact fee</p>	<p>Prior to issuance of building permit</p>	<p>City of Sacramento Building Department</p>	
<p>Existing Regulation 4.10-3</p> <p>The project proponent shall comply with applicable provisions of the Sacramento City Code related to parkland provision. The Sacramento City Code provides standards and formulas for the dedication of parkland and in-lieu fees (Title 16, Chapter 16.64 and Title 18, Chapter 18.44).</p>	<p>Documentation of required parkland on project site plans and/or receipt for payment of in lieu fees</p>	<p>Prior to issuance of building permit</p>	<p>City of Sacramento Department of Parks and Recreation</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Existing Regulation 4.11-1 The proposed project will be conditioned to design the project frontage and all access points within the proposed site in accordance to the City's driveway standards. The City's design standards for driveways require appropriate sight distances, widths, geometries, and other elements be provided to ensure safety to pedestrians and bicyclists is provided.</p>	<p>Compliance documented on site civil plans</p>	<p>Prior to approval of improvement plans</p>	<p>City of Sacramento Department of Public Works</p>	
<p>Existing Regulation 4.11-2 The proposed project will be conditioned to design the project frontage and all access points within the proposed site in accordance to the City's "Pedestrian Friendly Street Standards" found in Section 15.2.1 of the City's Street Design Standards.</p>	<p>Provide evidence of compliance with City Pedestrian Friendly Street Standards, Section 15.2.1 of the City's Street Design Standards</p>	<p>Prior to approval of improvement plans</p>	<p>City of Sacramento Department of Public Works</p>	
<p>4.11-5: Prepare and Implement Construction Traffic Management Plan Before commencing demolition or construction, the project applicant shall prepare a Traffic Management Plan consistent with the requirements of sections 12.20.020 and 12.20.030 of the Sacramento Municipal Code that will be subject to review and approval by the City Department of Public Works, in consultation with Caltrans, affected transit providers, and local emergency service providers including the City of Sacramento Fire and Police departments. The plan shall ensure maintenance of acceptable operating conditions on local roadways and transit routes. In consideration of the number and type of trucks proposed to be used during construction, the proposed location of staging areas, and potential need for street closures as identified in the Traffic Management Plan, at a minimum, the plan shall:</p>	<p>Approved traffic management plan</p>	<p>Prior to commencing demolition or construction</p>	<p>City of Sacramento Department of Public Works</p>	
<ul style="list-style-type: none"> Require the installation of temporary traffic control devices as specified in the California 				

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones.</p> <ul style="list-style-type: none"> Require construction truck trips to occur outside of peak morning and evening commute hours. Limit the number of lane closures associated with project construction during peak hours. Establish construction truck routes that limit truck traffic on local roadways as defined and identified on Figure M4A in the City's 2035 General Plan. Establish pedestrian, bicycle, and vehicular (including transit and emergency vehicle) detour routes where necessary to avoid conflicts with construction zone operations and traffic. Provide safe driveway access during construction for pedestrian, bicycle, and vehicles (including transit and emergency vehicle) through the use of steel plates, signage, and similar measures. Require temporary directional signage along all construction zone detour routes for motorists, pedestrians, and bicyclists. Identify construction coordinator and post contact information for construction coordinator in visible locations on the project site. Provide contact information for disturbance coordinator in written notices sent pursuant to City Code Section 15.44.110. Construction coordinator shall receive complaints and coordinate on resolution of issues with the City. Describe, in coordination Sacramento Regional Transit, the approach to minimizing conflicts between light rail and construction traffic on 7th Street. 				

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<ul style="list-style-type: none"> Require construction fencing around the work area perimeter. <p>A copy of the Traffic Management Plan as approved by City Department of Public Works shall be submitted to local emergency response agencies and these agencies shall be notified at least 30 days before the commencement of construction that would partially or fully obstruct roadways. In addition, construction activities are not to interfere with transit service and pedestrian access to transit stops and light rail.</p>	<p>Verification of provision of traffic management plan to local emergency response agencies, with required notification</p>	<p>At least 30 days prior to the commencement of construction that would partially or fully obstruct roadways</p>		
<p>Existing Regulation 4.12-1</p> <p>The project applicant is required to comply with the City's Water Efficient Landscape Ordinance and the 2013 CALGreen Code, which requires a 20% reduction of indoor demand for potable water and a 50% reduction of landscape water usage, which would further reduce water demand. Compliance with City ordinances set forth in the City Code will be required as a condition of project approval.</p>	<p>Documentation of compliance with CALGreen and City water conservation standards shown on improvement, landscape and building plans, as appropriate</p>	<p>Prior to approval of improvement, landscape and building plans</p>	<p>City of Sacramento Community Development Department</p>	
<p>Existing Regulation 4.12-2</p> <p>The project proponent shall install water supply facilities consistent with the Sacramento Standards and Specifications for Public Construction and Chapter 13.04 of the City Code. The project proponent shall submit a water conveyance infrastructure improvement plan that depicts the locations and appropriate sizes of all required conveyance infrastructure, in conjunction with other site-specific improvement plans. Proposed on-site water facilities would be required to be designed and sized to provide adequate service to the project site for the amount and type of proposed development, based on the City's Standards and Specifications for Public Construction (June 2007), and the Standards and Specifications for</p>	<p>Documentation of compliance as part of water improvement plans</p>	<p>Prior to approval of water improvement plans</p>	<p>City of Sacramento Department of Utilities</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>Public Construction Addendum No. 2 (April 2012), or the most current versions of this plan. Based on existing City standards, the water conveyance infrastructure would be required to be designed to satisfy the more critical of the two following conditions, as determined by the City's Department of Utilities: (1) at maximum-day peak-hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch; or (2) at average maximum-day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The project is required to demonstrate there are adequate fire flow demands for the project, based on a water supply test that measures pounds per square inch of pressure at the final point of connection. In addition, the project is required to pay applicable water connection fees based on tap and meter size, as determined by the Department of Utilities, before building permits are issued.</p>	<p>Verification of payment of water connection fees</p>	<p>Prior to issuance of building permit</p>		
<p>Existing Regulation 4.12-3 The project proponent shall install wastewater conveyance facilities consistent with City of Sacramento standards. The project proponent shall submit a wastewater infrastructure improvement plan that depicts the locations and appropriate sizes of all required conveyance infrastructure in conjunction with other site-specific improvement plans. Proposed on-site water and wastewater facilities are required to be designed and sized to provide adequate service to the project site for the amount and type of proposed development, based on City design standards. A final wastewater infrastructure improvement plan is also required to be approved by the Department of Utilities before approval of the final subdivision map. In addition,</p>	<p>Approved final wastewater infrastructure improvement plan Payment of CSS Impact Fee or</p>	<p>Prior to approval of final subdivision map Prior to issuance of building permit</p>	<p>City of Sacramento Department of Utilities</p>	

Mitigation Measure / Existing Regulation	Standard for Compliance	Timing	Monitoring and Enforcement	Date Completed
<p>the project applicant would be required to, as applicable, mitigate CSS impacts pursuant to the Combined Sewer System Development Fee Program, as verified by the Department of Utilities, before building permits are issued.</p>	<p>verification of alternate mitigation in compliance with Code (Chapter 13.08.145)</p>			
<p>Existing Regulation 4.12-4 The 2013 CALGreen Code (Title 24, Part 11 of the California Code of Regulations) requires all construction contractors to reduce construction waste and demolition debris by 50%. Code requirements include preparing a construction waste management plan that identifies the materials to be diverted from disposal by efficient usage, recycling, reuse on the project, or salvage for future use or sale; determining whether materials will be sorted on-site or mixed; and identifying diversion facilities where the materials collected will be taken. The Code also specifies that the amount of materials diverted should be calculated by weight or volume, but not by both. In addition, the 2013 CALGreen Code requires that 100% of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing be reused or recycled.</p>	<p>Approved construction waste management plan</p>	<p>Prior to issuance of demolition permit or grading permit</p>	<p>City of Sacramento Department of General Services Recycling and Solid Waste Division</p>	

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Acronyms and Other Abbreviations

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