



City of Sacramento

Sacramento Commons

Draft Environmental Impact Report

State Clearinghouse No. 2014042032

Prepared for:

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EXECUTIVE SUMMARY

ES.1 INTRODUCTION

This environmental impact report (EIR) has been prepared by the City of Sacramento (City) as Lead Agency to evaluate the potential environmental effects of the proposed Sacramento Commons project (proposed project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.).¹

This executive summary briefly summarizes the environmental analysis for the proposed project, as required by Section 15123 of the California Environmental Quality Act Guidelines (CEQA Guidelines). This executive summary includes: (a) an overview of the project description; (b) alternatives to the project that could reduce potentially significant effects; (c) known areas of controversy; and (d) impacts of the project and mitigation measures designed to reduce potentially significant² impacts (Table ES-1). Each of these topics is discussed in detail in this Draft EIR.

As lead agency, the City determined that this Draft EIR will address the following technical issue areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gases and energy, hazards and hazardous materials, hydrology and water quality, noise and vibration, public services and recreation, transportation and traffic, and utilities and service systems. As demonstrated in this EIR, with the exception of significant and unavoidable historical resource impacts, all project impacts are less than significant or may be reduced to a less-than-significant level through implementation of feasible mitigation measures.

ES.2 PROJECT DESCRIPTION

The project site is located in Sacramento's Central Business District – an area with an existing mix of multi-story residential and office uses. The project site encompasses 10.13 acres developed with 409 dwelling units, approximately 4,122 square feet of retail space, recreational amenities (including a swimming pool), laundry facilities, various landscaped areas, and a three-level parking structure containing 200 parking spaces and 190 parking spaces on surface lots.

The proposed project provides for two development options (or scenarios). The first option, Hotel / Condo / Retail Scenario, would remove the 206 existing garden apartment units, retain the existing Capitol Towers (which contains 203 apartments), construct a 300-room hotel and 110 condominium units (in conjunction with and above the hotel floors), and provide a total of up to 1,171 new dwelling units, for a total of 1,374 dwelling units within the project site. This scenario would also include the addition of up to 70,000 new square feet of neighborhood support / retail space, in addition to the existing 4,122 square feet of retail uses that currently exist within Capitol Towers.

¹ The Public Resources Code includes provisions related to streamlining CEQA review for certain projects, such as eligible infill projects. Streamlining provisions relevant to this EIR are discussed in detail in Section 4.0 of this EIR.

² CEQA Guidelines Section 15382 defines a significant effect as a substantial, or potentially substantial, adverse change in any physical conditions within the area affected by the project including land, air, water minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

The second option is similar, but replaces the hotel with additional residential units. This option is referred to as the Condo / Retail Scenario. The Condo / Retail Scenario would remove the 206 existing garden apartment units, retain the existing Capitol Towers (which contains 203 apartments) and construct up to 1,267 new dwelling units, for a total of 1,470 dwelling units within the project site. This scenario would also include the addition of up to 52,000 new square feet of neighborhood support / retail, in addition to the existing 4,122 square feet of retail use that currently exist within Capitol Towers.

ES.3 ALTERNATIVES

The purpose of the alternatives evaluation in an EIR, as stated in Section 15126.6(c) of the CEQA Guidelines, is to ensure that “[t]he range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects” associated with implementation of the proposed project. Chapter 5 of this EIR describes the range of alternatives to the proposed project that are analyzed in this EIR and presents how specific impacts differ in severity from those associated with the proposed project.

Except for historic resources, as with the proposed project, significant impacts of the alternatives can be mitigated to a less-than-significant level through adoption of mitigation measures identified in Chapter 4 of this EIR, which contains the environmental analysis of the proposed project. To varying degrees, the following alternatives would also avoid and/or lessen project impacts, including the significant and unavoidable impact related to the historical resource, but, with the exception of the No Project/No Development Alternative, not to a less-than-significant level.

The alternatives to the proposed project analyzed in this EIR are:

- ▶ Alternative 1: No Project/No Development
- ▶ Alternative 2: 15-Story Core Retention Alternative
- ▶ Alternative 3: 24-Story Core Retention Alternative
- ▶ Alternative 4: Retention of Eastern Half of the Superblock Alternative

CEQA Guidelines require that an EIR identify the environmentally superior alternative (Section 15126.6 [e][2]). If the environmentally superior alternative is the “No Project” Alternative, the EIR must identify an environmentally superior alternative from among the other alternatives. Alternative 1, the No Project/No Development Alternative, would avoid the significant impact of the proposed project related to historic resources, and would reduce or avoid many of the proposed project’s other potential environmental impacts. Of the development alternatives, Alternative 2 would achieve the greatest reduction in the project’s significant and unavoidable impact related to historic resources, by retaining and restoring the core of the historical superblock and developing residential high-rise buildings that are similar in height to the existing high-rise building within the project site. However, Alternative 2, like the proposed project, would still result in a significant and unavoidable historical resource impact. Although Alternatives 3 and 4 would have less severe impacts to historical resources than the proposed project, historical resource impacts would still remain significant and unavoidable under Alternatives 3 and 4. Please see Chapter 5 of this EIR for more detail.

ES.4 KNOWN AREAS OF CONTROVERSY

The CEQA Guidelines (Section 15123) require that the summary of an EIR identify areas of controversy known to the lead agency, including issues raised by agencies and the public. The City has asked for input from federal, state, and local agencies; organizations; and members of the public regarding the issues that should be evaluated in the EIR. In April 2014, the City circulated a Notice of Preparation (NOP) for a Sustainable Communities Environmental Assessment (SCEA) that the City intended to prepare pursuant to CEQA streamlining provisions. The City ultimately concluded that an EIR should be prepared instead and issued a second NOP, for the undertaking of the EIR, on August 6, 2014. A public scoping meeting was held on August 27, 2014. Based on comments and input received during the EIR process to date, the most frequently mentioned environmental topics include changes to aesthetics, including the removal of trees and changes to open space, and impacts to historical resources. Other topics mentioned during public review opportunities are summarized below. Please see Appendix B for a complete listing of topics discussed during the NOP processes.

ES.4.1 LAND USE, POPULATION, AND HOUSING

Commenters expressed concern regarding the availability of public housing relocation assistance and demolition of on-site housing, as well as affordable housing in the area, economic impacts of the project during and following construction, and housing market considerations.

ES.4.2 AESTHETICS

Commenters were interested in visual changes related to the project, including those related to parking and building design, an interest in a complete tree inventory, flaws in the project arborist report, removal of trees and changes to the urban canopy, particularly mature or “heritage” trees. One commenter identified visual issues related to the tower floor plates and relationship of the project with the City’s design guidelines.

ES.4.3 AIR QUALITY

Commenters mentioned a concern about air quality impacts of the project, including air pollutant emissions associated with automobiles and potential construction-related (dust, in particular).

ES.4.4 BIOLOGICAL RESOURCES

Commenters mentioned a concern related to impacts to wildlife associated with the project.

ES.4.5 CULTURAL RESOURCES

Commenters mentioned concerns related to changes in aesthetics as they relate to cultural resources; the need to ensure historic reports for the project are thoroughly researched; Capitol Towers’ historical, architectural, and planning relevance to the community; a change from the traditional or planned use of the area; impacts to an existing historic neighborhood; changes to the original design of Capitol Towers; archaeological impacts; and impacts to the historical landscape and architecture.

ES.4.6 GEOLOGY AND SOILS

Commenters mentioned concerns related to soil conditions and building design and compliance with codes related to seismic safety.

ES.4.7 GREENHOUSE GAS EMISSIONS AND ENERGY

Commenters mentioned concerns related to greenhouse gas emissions from demolition and construction, as well as greenhouse gas sequestration from trees, and increases in energy consumption associated with the project.

ES.4.8 HAZARDS AND HAZARDOUS MATERIALS

Commenters mentioned concerns regarding fire hazards associated with the project, including any wood on-site during construction that might be vulnerable to arson or accidental fire, as well as ongoing access for fire trucks, fire safety issues in project design, the presence of contaminated groundwater, and hazardous materials in the vicinity of the project site.

ES.4.9 HYDROLOGY AND WATER QUALITY

Commenters mentioned the need for appropriate stormwater permits, a Clean Water Act Section 404 permit, Section 401 permit, waste discharge requirements, and a low or limited threat general NPDES permit. Commenters also mentioned the “landscape services” associated with existing vegetation, including stormwater management benefits. Commenters also mentioned impacts to water quality.

ES.4.10 NOISE AND VIBRATION

Commenters mentioned concerns regarding construction-related impacts (noise and vibration), as well as noise during operation of the project and vibration impacts.

ES.4.11 PUBLIC SERVICES AND RECREATION

Commenters mentioned concerns regarding impacts on service levels for police and fire protection, impacts on parks from residential density increase, fire risk and emergency service adequacy, public safety and the need for security patrol, and the lack of public services in the vicinity of the project site.

ES.4.12 TRANSPORTATION AND TRAFFIC

Commenters mentioned concerns regarding the need for a traffic impact study, both an undersupply and an oversupply of parking and impacts of the latter related to induced travel, impacts on existing state facilities from increased resident pedestrian traffic, construction-related traffic, traffic from the residential density increase, ongoing bicycle parking and access, a desire to rebuild O Street and 6th Street through the project site, disruptions to transit service/pedestrian access during construction, the need for a bus stop shelter and upgrades to meet future demand, along with the need for transit information displays. Commenters also mentioned pedestrian safety, access concerns related to citizens with disabilities, emergency service access, and the presence of existing pedestrian easements.

ES.4.13 UTILITIES AND SERVICE SYSTEMS

Commenters mentioned concerns regarding the adequacy of sewer and stormwater infrastructure in relation to the additional population attributable to the proposed project, stormwater backing up and pooling during rainstorms, on-site and off-site impacts related to sanitary sewer facilities, regional sanitary sewer service and fees, wastewater operating agreement and applicable flow limitations associated with this agreement, impacts on utility lines (both overhead and underground), and water management issues.

ES.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table ES-1 displays a summary of potential impacts and proposed mitigation measures that would avoid, eliminate, minimize, or reduce potential impacts. The level of significance of the potential impact following implementation of each mitigation measure is identified. Each potential impact and its significance conclusion are followed by the mitigation requirement. For detailed descriptions of project impacts and mitigation measures, please see Sections 4.1 through 4.12.

Table E0-1 Sacramento Commons: Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.1 Aesthetics			
4.1-1 The proposed project could have a substantial adverse effect on a scenic vista.	NI	None required.	N/A
4.1-2 The proposed project could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	NI	None required.	N/A
4.1-3 The proposed project could substantially degrade the existing visual character or quality of the site and its surroundings.	LTS	None required.	N/A
4.1-4 The proposed project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LTS	None required.	N/A
4.1-5 Cumulative impact related to scenic vistas.	NCC	None required.	N/A
4.1-6 Cumulative impact related to existing visual character or quality of the site and its surroundings.	LCC	None required.	N/A
4.1-7 Cumulative impact related to a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LCC	None required.	N/A
4.1-8 Cumulative impact related to a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LCC	None required.	N/A
4.2 Air Quality			
4.2-1 The proposed project could result in short-term (construction) emissions of NO _x above 85 pounds per day	PS	Mitigation Measure 4.2-1: Implement SMAQMD Basic Construction Emission Control Practices. If project phasing changes substantially relative to that assumed in the EIR, the applicant shall provide evidence that maximum daily emissions remain below applicable SMAQMD significance thresholds, adjusting phasing, as necessary to achieve relevant thresholds.	LTS

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		<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. Cover any haul trucks that will be traveling along freeways or major roadways. • 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 possible. In addition, lay building pads as soon as possible 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. 	

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.2-2 The proposed project could result in long-term (operational) emissions of NOx or ROG above 65 pounds per day.	LTS	None required.	N/A
4.2-3 The proposed project could violate an air quality standard, contribute substantially to an existing or projected air quality violation, or result in PM ₁₀ concentrations equal to or greater than 5% of the state ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) during project construction.	PS	Mitigation Measure 4.2-3: Implement Mitigation Measure 4.2-1 (Implement SMAQMD Basic Construction Emission Control Practices).	LTS
4.2-4 The proposed project could result in CO concentrations that exceed the 1-hour state ambient air quality standard (i.e., 20.0 ppm) or the 8-hour state ambient standard (i.e., 9.0 ppm).	LTS	None required.	N/A
4.2-5 The project could result in exposure of sensitive receptors to substantial pollutant concentrations.	LTS	None required.	N/A
4.2-6 The proposed project could create objectionable odors affecting a substantial number of people.	LTS	None required.	N/A
4.2-7 Cumulative impact related to ozone precursors.	LCC	None required.	N/A
4.2-8 Cumulative impact related to particulate matter concentrations.	LCC	Mitigation Measure 4.2-8: Implement Mitigation Measure 4.2-1 (Implement SMAQMD Basic Construction Emission Control Practices).	LCC
4.2-9 Cumulative impact related to carbon monoxide (CO) concentrations.	LCC	None required.	N/A
4.2-10 Cumulative impact related to exposure of sensitive receptors to substantial pollutant concentrations.	LCC	None required.	N/A
4.2-11 Cumulative impact related to odors.	LCC	None required.	N/A

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4.3 Biological Resources			
4.3-1 The proposed project could result in substantial degradation of the quality of the environment or reduction of habitat or population below self-sustaining levels of threatened or endangered species of plant or animal, substantially reduce the number or restrict the range of a special-status species, substantially reduce the habitat of a fish or wildlife species, or cause a fish or wildlife population to drop below self-sustaining levels.	PS	<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 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. 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. 	LTS

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> 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, 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>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.</p> <p><u>White-tailed Kite, Peregrine Falcon, 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 	

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>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> <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. 	

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.3-2 The proposed project could conflict with any local policies or ordinances protecting biological resources.</p>	<p>PS</p>	<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 Public Works (Maintenance Services Division), as required by the City Code, for removal and pruning affecting a Heritage Tree or City Street Tree and such activity shall not be performed until a permit has been issued. When allowed, according to the conditions of the permit, construction activity that requires pruning or encroachment into the canopy dripline of a Heritage Tree or City Street Tree would be monitored by the project arborist, who will make recommendations for minimizing impacts to retained trees. 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>LTS</p>

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		<ul style="list-style-type: none"> • Replacement trees 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 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 	

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		<p>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, when required by City Code, 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, when required by City Code; 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 up to 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 installation. Monitoring periods may be staggered for the project site to account for construction phasing, but shall be no less than 5 years for each tree. Should any retained or newly-planted trees die within the 5-year monitoring period, the tree shall be removed and replaced at a 1:1 ratio with a 24-inch box size tree of the same or comparable species (unless it is determined that a different species is better suited to the location, as recommended by the monitoring arborist). Post-construction monitoring reports shall be prepared and submitted to the entity 	

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		responsible for landscape management and to the City's Urban Forester. Monitoring reports shall address tree mortality and summarize tree replacement efforts (if any) and shall provide management recommendations for promoting on-site tree health. Upon completion of the 5-year monitoring period, a final post-construction monitoring report shall be prepared and submitted to the City's Urban Forester documenting all monitoring efforts and summarizing tree survival and replacement totals.	
4.3-3 The proposed project could create a potential health hazard, or use, production, or disposal of materials that would pose a hazard to plant or animal populations in the area affected.	LTS	None required.	N/A
4.3-4 Cumulative impact related to habitat and special-status species.	NCC	Mitigation Measure 4.3-4: Implement Mitigation Measure 4.3-1a: (Avoid Direct Loss of Swainson's Hawk) and 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).	LTS
4.3-5 Cumulative impact related to the impact of hazards on plant or animal populations.	NCI	None required.	N/A
4.3-6 Cumulative impact to tree canopy.	NCC	Mitigation Measure 4.3-6: Implement Mitigation Measure 4.3-2 (Avoid and Minimize Impacts on Trees).	NCC
4.4 Cultural Resources			
4.4-1 The proposed project could result in a substantial adverse change in the significance of the Heilbron House.	LTS	None required.	N/A
4.4-2 The proposed project could result in a substantial adverse change in the significance of Capitol Towers.	S	Mitigation Measure 4.4-2: Documentation, Interpretation, Reuse, and the Retention/Rehabilitation of the Residential Tower a) <u>Documentation / Recordation</u> Prior to any structural demolition, site clearing, and	SU

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		<p>removal activities, the project applicant shall retain a professional who meets the Secretary of the of the Interior’s Standards for Architectural History, and also with professional experience involving historic landscapes, to prepare written and photograph documentation of the Capitol Towers and garden apartments complex, features, and landscape areas identified as historic.</p> <p>The documentation for the property shall be prepared based on the National Park Services’ (NPS) Historic American Building Survey (HABS) and Historic American Landscape Survey (HALS) Historical Report Guidelines. This type of documentation is based on a combination of HABS/HALS standards (Levels II and III) and HABS/HALS Photography Guidelines (November 2011).</p> <p>The written historical data for this documentation shall follow HABS / HALS Level II standards and shall be derived from the following documents, as well as other documents as appropriate: “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 select existing drawings available in the City’s files or provided to the City from another organization’s historic resource files or databases. Existing drawing may include drawings of the buildings, sites, structures, objects, or landscapes, whether original construction or later alterations, that portray or depict the historic value of significance of the site. The existing drawings will be photographed with large-format negatives or photographically reproduced on Mylar. Efforts shall be made to locate original construction drawings or plans of the property during the period of significance. If located, these drawings shall be</p>	

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		<p>photographed, reproduced, and included in the dataset. HABS/HALS standard large format or another method providing equivalent or greater archival quality 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 photograph number on the back of the photograph.</p> <p>Photograph views for the dataset shall include images of the entire Capitol Towers property, including the garden apartments, high-rise tower building, landscape and site features. The dataset shall include: (a) contextual views capturing the spatial relations of buildings, structures, 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, including views from within the site and from the exterior of the site, from the north, east, south, and west. The size of this property shall require up to 20 contextual views, 20 views of the garden apartments (including both the two- and three-story types,) 5 views of the high-rise; 10 views of the landscape (hardscape and softscape), 5 views of the Overhoff sculptural wall, 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>	

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		<p>All written and photograph documentation of the Capitol Towers and garden apartments complex shall be approved by the City's Preservation Director prior to any site clearing, demolition and removal activities.</p> <p>Two copies of the HABS/HALS documentation of the Capitol Towers complex shall be disseminated on archival quality paper to appropriate repositories and interested parties, per below. If digital prints are produced, the ink and paper combinations for printing photographs must be in compliance with NPS photo policy and have a permanency rating of 150 years or greater. Additional copies shall be in PDF files/ format copies produced on archival DVDs or otherwise distributed electronically. The distribution of the documentation shall include the California Historical Resources Information System (CHRIS) North Central Information Center (NCIC) at California State University Sacramento; the California State Library in Sacramento; University of California, Berkeley, Bancroft Library; The Cultural Landscape Foundation; the Center for Sacramento History (CSH); the Sacramento County Historical Society; the Sacramento Public Library's Sacramento Room; and other local repositories determined by the City's Preservation Director.</p> <p><u>b) Interpretation</u></p> <p>Under the direction of the City's Preservation Director and the City's History Manager, measures shall be implemented to interpret the property's historic significance for the public and for future residents that will inhabit the Sacramento Commons property. All costs associated with interpretation of the property shall be borne by the project applicant. Interpretive and/or educational exhibits shall include, but are not necessarily limited to the following items:</p>	

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		<p><i>Permanent Interpretive Displays/Signage/Plaques</i></p> <p>The project applicant shall install a minimum of four interpretive displays within the project that provides information to visitors and residents regarding the history of the Capitol 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/HALS 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> <p><i>Exhibits and Written Documentation for Publication on a Website</i></p> <p>The project applicant shall publish exhibits and written</p>	

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		<p>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/HALS 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 and History Manager 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 each phase of demolition of the garden apartments at Capitol Towers.</p> <p><i>Traveling Exhibit</i></p> <p>The project applicant shall have a traveling exhibit prepared to be offered for display, for the most part at appropriate California and Sacramento venues including, but not limited to, museums, archives with exhibit space, public libraries, and public buildings, and potentially also to university or national agency exhibition spaces. The 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.</p>	

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		<p>The exhibit shall include three panels that can be, self-standing, wall mounted or displayed on easels.</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 Council 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 either in situ, or moved and reused within the property at an appropriate location. Although the wall is modular, if moved, the panels shall stay together in the same placement order and configuration as they exist today.</p> <p><u>d) Retention & Rehabilitation of Residential Tower</u></p> <p>Prior to commencement of any alterations or renovations to the existing Capitol Towers residential tower, not proposed for demolition as a part of the proposed project, 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 Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i> unless this contributing resource is removed from the California Register of Historic Places. Additional guidance for this work may include the <i>Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings</i>.</p>	
<p>4.4-3 The proposed project could result in a substantial adverse change in the significance of an archaeological resource.</p>	<p align="center">PS</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>	<p align="center">LTS</p>

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		<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 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. ○ If items of historic or archaeological interest are discovered, the construction contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery and immediately notify the qualified archaeologist for further evaluation and action. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, baked clay fragments, or faunal food remains (bone and shell); stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and/or battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include the remains of stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. After cessation of excavation, the contractor shall 	

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		<p>immediately contact the City of Sacramento Community Development Department. The contractor shall not resume work until authorization is received from the City after the following steps are taken:</p> <ul style="list-style-type: none"> ▪ Any inadvertent discovery of cultural resources during construction shall be evaluated by a qualified archaeologist. ▪ 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. 	

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<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 re-interment 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>4.4-4 The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	PS	<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. 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 	LTS

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		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) museum storage coordination for any specimen 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.	
4.4-5 The proposed project could disturb human remains, including those interred outside of formal cemeteries.	PS	Mitigation Measure 4.4-5: Implement Mitigation Measure 4.4-3 (Protect or Mitigate Impacts on Prehistoric and Historic-Era Archaeological Resources and Human Remains).	LTS
4.4-6 Cumulative historical resources impacts.	CC	Mitigation Measure 4.4-6: Implement Mitigation Measure 4.4-2 (Documentation, Interpretation, Reuse, and the Retention/Rehabilitation of the Residential Tower).	SU
4.4-7 Cumulative archaeological resources impacts.	CC	Mitigation Measure 4.4-7: Implement Mitigation Measure 4.4-3 (Protect or Mitigate Impacts on Prehistoric and Historic-Era Archaeological Resources and Human Remains).	LCC
4.4-8 The proposed project, in combination with other development in the Sacramento region, could adversely affect human remains.	CC	Mitigation Measure 4.4-8: Implement Mitigation Measure 4.4-3 (Protect or Mitigate Impacts on Prehistoric and Historic-Era Archaeological Resources and Human Remains).	LCC
4.4-9 Cumulative paleontological resources impacts.	LCC	Mitigation Measure 4.4-9: Implement Mitigation Measure 4.4-4 (Protect or Mitigate Impacts on Paleontological Resources).	LCC

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4.5 Geology, Soils and Paleontology			
4.5-1 The proposed project could expose people and property to seismic ground shaking and surface fault rupture.	LTS	None required.	N/A
4.5-2 The proposed project could expose people and property to subsidence, compression, expansion, and liquefaction of unstable soils.	PS	<p>Mitigation Measure 4.5-2: Prepare a Final, Design-Level Geotechnical Report and Implement Recommendations Contained in the Report.</p> <p>Before building permits are issued and construction activities begin on any project development phase, the project applicant shall retain a licensed geotechnical engineer to prepare a final, design-level geotechnical report for the proposed facilities. The final geotechnical report shall be prepared in accordance with generally accepted geotechnical engineering practices and shall address all California Building Code requirements. The final geotechnical report shall be submitted for review and approval to the City of Sacramento Department of Utilities. The final geotechnical report shall address and make recommendations on:</p> <ul style="list-style-type: none"> • seismic design parameters; • building specific design coefficients; • seismic ground shaking; • liquefaction; • dewatering; • expansive/unstable soils; • soil bearing capacity; • appropriate sources, depth, and types of fill; • structural foundations; • soil corrosion of concrete and steel; and • pavement and parking areas. <p>Based on the information above, the geotechnical investigation shall set forth the required type and sizing of structural materials required for each newly constructed building and any necessary engineering practices to address</p>	LTS

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		<p>site-specific soil conditions. In addition to the recommendations for the conditions listed above, 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>	
4.5-3 The proposed project could create soil erosion or loss of topsoil.	LTS	None required.	N/A

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4.5-4 Cumulative impacts related to exposure to seismic ground shaking and surface fault rupture and potential for subsidence, compression, expansion, and liquefaction of unstable soils.	NCI	None required.	N/A
4.5-5 Cumulative impacts related to soil erosion or loss of topsoil.	NCI	None required.	N/A
4.6 Greenhouse Gas Emissions & Energy			
4.6-1 The project could conflict with the City's Climate Action Plan.	NCC	None required.	N/A
4.6-2 The project could involve wasteful, inefficient and unnecessary consumption of energy during construction or operation of the project.	LTS	None required	N/A
4.7 Hazards and Hazardous Materials			
4.7-1 The proposed project could expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities.	PS	<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. 	LTS

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		<ul style="list-style-type: none"> • 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 personnel. • 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>Mitigation Measure 4.7-1b: Implement Mitigation Measure 4.8-1 (File a Notice of Intent with the Central Valley Regional Water Quality Control Board to Obtain Coverage Under Order R5-2013-074 or an Individual NPDES Permit or Waste Discharge Requirement and a Memorandum of Understanding with the City of Sacramento, and Prepare a Construction Dewatering Plan (Implements General Plan Policies ER 1.1.3, ER 1.1.4, and ER 1.1.7))</p>	

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4.7-2 The proposed project could expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials or situations during construction or operation of the proposed project.	LTS	None required.	N/A
4.7-3 The proposed project could expose people (e.g., construction workers and residents) to soil vapor during construction or operation of the proposed project.	LTS	None required.	N/A
4.7-4 The proposed project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LTS	None required.	N/A
4.7-5 The proposed project could substantially increase the risk of exposure of site occupants to inadvertent or accidental releases of hazardous substances transported on adjacent roadways or rail lines near the site.	LTS	None required.	N/A
4.7-6 The proposed project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	PS	Mitigation Measure 4.7-6: Implement 4.11-5 (Prepare and Implement Construction Traffic Management Plan).	LTS
4.7-7 The proposed project could increase winds that would pose a hazard to pedestrians.	LTS	None required.	N/A
4.7-8 Cumulative impacts related to the emission, handling, or release of, or exposure to hazardous materials.	NCC	None required.	N/A
4.7-9 Cumulative impacts related to interference with emergency response or conflict with an emergency response plan or emergency evacuation plan.	NCC	None required.	N/A

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4.8 Hydrology and Water Quality			
4.8-1 The project could have short-term, construction-related effects on water quality.	PS	<p>Mitigation Measure 4.8-1: File a Notice of Intent with the Central Valley Regional Water Quality Control Board to Obtain Coverage under Order R5-2013-074 or an Individual NPDES Permit or Waste Discharge Requirement and a Memorandum of Understanding with the City of Sacramento, and Prepare a Construction Dewatering Plan.</p> <p>Before the start of earth-moving activities, the project applicant shall file a notice of intent with the Central Valley RWQCB to obtain coverage under Order R5-2013-074 or an Individual NPDES Permit or waste discharge requirements, and enter into an MOU with the City for construction dewatering activities. Along with the notice of intent and the MOU, the project applicant shall prepare a site-specific construction dewatering plan, which demonstrates that discharges meet the Sacramento Regional County Sanitation District- (SRCSD) and RWQCB-approved levels and shall contain the following components:</p> <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, 	LTS

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>based on results of laboratory analysis.</p> <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 Board), including prohibitions of discharge for the receiving waters; and • 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>	
4.8-2 The project could have long-term, operational effects on water quality.	PS	<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 latest edition of the Stormwater Quality Design Manual (SSQP 2014), 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 	LTS

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**Table E0-1
Sacramento Commons: Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>appropriate engineering methods, that evaluates potential changes to runoff, including increased surface runoff;</p> <ul style="list-style-type: none"> • 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; • 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 latest edition of the Stormwater Quality Design Manual (SSQP 2014)); 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,</p>	

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills, and effective management of public trash collection areas.	
4.8-3 The project would deplete groundwater supplies or interfere substantially with groundwater recharge.	LTS	None required.	N/A
4.8-4 The project could contribute to the potential increased risk of flooding or pollutant sources from stormwater runoff.	PS	Mitigation Measure 4.8-4: Implement Mitigation Measure 4.8-2 (Prepare and Submit Final Drainage Plans and an Operational Pollutant Source Control Program).	LTS
4.8-5 The project could expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	LTS	None required.	N/A
4.8-6 Cumulative impacts related to runoff that could violate water quality standards or waste discharge requirements for receiving waters.	LCC	Mitigation Measure 4.8-6: Implement Mitigation Measure 4.8-1 (File a Notice of Intent with the Central Valley Regional Water Quality Control Board to Obtain Coverage under Order R5-2013-074 or an Individual NPDES Permit or Waste Discharge Requirement and a Memorandum of Understanding with the City of Sacramento, and Prepare a Construction Dewatering Plan) and Mitigation Measure 4.8-2 (Prepare and Submit Final Drainage Plans and an Operational Pollutant Source Control Program).	LCC
4.8-7 Cumulative impact related to flooding.	LCC	Mitigation Measure 4.8-7: Implement Mitigation Measure 4.8-2 (Prepare and Submit Final Drainage Plans and an Operational Pollutant Source Control Program).	
4.8-8 Cumulative impact related to groundwater recharge.	NCC	None required.	LCC
4.9 Noise and Vibration			
4.9-1 The proposed project could result in a substantial permanent increase in ambient exterior noise levels in the project vicinity that exceed standards in the City's General Plan.	LTS	None required.	N/A

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.9-2 The proposed project could result in residential interior noise levels of 45 dBA L _{dn} or greater caused by noise level increases due to project operation.	LTS	None required.	N/A
4.9-3 The proposed project could result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance or result in construction noise levels that exceed 75 dBA L _{eq} at the interior of a residential building during the daytime hours (7 a.m. to 10 p.m.).	PS	<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 shall not start up prior to 7:00 a.m., Monday through Saturday, and prior to 9 a.m. on Sunday; • Delivery of materials and equipment shall not occur prior to 7:00 a.m. nor past 6:00 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 measures to alleviate the problem. • The project applicant or its designee shall provide written 	LTS

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>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> <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> <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). 	

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Table E0-1 Sacramento Commons: Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.9-4 The proposed project could permit existing and/or planned residential and commercial areas to be exposed to vibration peak-particle velocities greater than 0.5 inch per second or vibration levels greater than 80 VdB due to project construction.		Mitigation Measure 4.9-4: Implement Mitigation Measure 4.9-3a (Minimize Construction Noise throughout Entire Construction Phase) and Mitigation Measure 4.9-3b (Prepare and Implement a Noise and Vibration Control Plan for Pile Installation).	LTS
4.9-5 The proposed project could permit adjacent residential and commercial areas to be exposed to vibration peak particle velocities greater than 0.5 inch per second or vibration levels greater than 80 VdB due to operations.	LTS	None required.	N/A
4.9-6 The proposed project could permit historic buildings and archaeological sites to be exposed to vibration-peak-particle velocities greater than 0.2 inch per second due to project construction or operations.	PS	Mitigation Measure 4.9-6: Implement Mitigation Measure 4.9-3b: Prepare and Implement a Noise and Vibration Control Plan for Pile Installation	LTS
4.9-7 Cumulative impacts related to a permanent increase in ambient exterior noise levels.	NCC	None required.	N/A
4.9-8 Cumulative impacts related to a residential interior noise levels during project operation.	NCC	None required.	N/A
4.9-9 Cumulative impacts related to construction noise.	NCC	None required.	N/A
4.9-10 Cumulative impacts related to construction vibration.	NCC	None required.	N/A
4.9-11 Cumulative impacts related to operational vibration.	NCC	None required.	N/A
4.10 Public Services			
4.10-1 The proposed project could increase demand for fire protection services requiring the need to construct new facilities or expand existing facilities.	PS	Mitigation Measure 4.10-1: Ensure Adequate Emergency Access. The improvement 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	LTS

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>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> <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. 	
4.10-2 The proposed project could increase demand for police protection services requiring the need to construct new facilities or expand existing facilities.	PS	<p>Mitigation Measure 4.10-2: Implement Construction Security Measures.</p> <ul style="list-style-type: none"> • 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. 	LTS
4.10-3 The proposed project could increase demand for school services, requiring the need to construct new facilities or expand existing facilities.	LTS	None required.	N/A

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.10-4 The proposed project could increase demand for parks and recreation services, requiring the need to construct new facilities or expand existing facilities, or causing or accelerating physical deterioration of existing facilities.	LTS	None required.	N/A
4.10-5 Cumulative impacts related to fire protection services and facilities.	NCC	None required.	N/A
4.10-6 Cumulative impacts related to police services and facilities.	NCC	None required.	N/A
4.10-7 Cumulative impacts related to school services and facilities.	NCC	None required.	N/A
4.10-8 Cumulative impacts related to parks and recreation services and facilities.	NCC	None required.	N/A
4.11 Transportation			
4.11-1 Under Existing Conditions, project buildout could cause potentially significant impacts to study intersections.	LTS	None required.	N/A
4.11-2 Under Existing Conditions, project buildout could cause potentially significant impacts to transit service and facilities.	LTS	None required.	N/A
4.11-3 Under Existing Conditions, project buildout could cause potentially significant impacts to bicycle access and facilities.	LTS	None required.	N/A
4.11-4 Under Existing Conditions, project buildout could cause potentially significant impacts to pedestrian access and facilities.	LTS	None required.	N/A
4.11-5 Under Existing Conditions, project buildout could cause potentially significant impacts due to construction-related activities.	PS	Mitigation Measure 4.11-5: Prepare and Implement Construction Traffic Management Plan Before issuance of demolition permit and beginning of construction for the project site, the project applicant shall prepare a Traffic Management Plan consistent with the	LTS

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>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> <ul style="list-style-type: none"> • Require the installation of temporary traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones. • 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 M 2B in the City's 2030 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. <p>A copy of the Traffic Management Plan as approved by City</p>	

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		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.	
4.11-6 Under Existing Conditions, project buildout could result in inadequate emergency access.	PS	Mitigation Measure 4.11-6: Implement Mitigation Measure 4.10-1 (Ensure Adequate Emergency Access).	LTS
4.11-7 Under Cumulative 2035 scenarios, the proposed project could cause potentially significant impacts to study intersections.	LCC	None required.	N/A
4.11-8 Under Cumulative 2035 scenarios, project buildout could cause potentially significant impacts to transit service and facilities.	NCC	None required.	N/A
4.11-9 Under Cumulative 2035 scenarios, project buildout could cause potentially significant impacts to bicycle access and facilities.	NCC	None required.	N/A
4.11-10 Under Cumulative 2035 scenarios, project buildout could cause potentially significant impacts to pedestrian access and facilities.	NCC	None required.	N/A
4.11-11 Cumulative impacts related to emergency access.	NCC	None required.	N/A
4.11-12 Cumulative impacts related to construction.	LCC	Mitigation Measure 4.11-12: Implement Mitigation Measure 4.11-5 (Prepare and Implement Construction Traffic Management Plan).	LCC
4.12 Utilities			
4.12-1 The proposed project could increase demand for potable water in excess of existing supplies.	LTS	None required.	N/A

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.12-2 The proposed project could result in inadequate capacity in the City's water supply facilities to meet the water supply demand, so as to require the construction of new water supply facilities.	LTS	None required.	N/A
4.12-3 The proposed project could result in the determination that adequate water or wastewater capacity is not available to serve the project's demand in addition to existing commitments.	LTS	None required.	N/A
4.12-4 The proposed project could require or result in either the construction of new wastewater treatment facilities or stormwater drainage facilities or the expansion of existing facilities, the construction of which could cause significant environmental impacts.	LTS	None required.	N/A
4.12-5 The proposed project could require or result in either the construction of new solid waste facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.	LTS	None required.	N/A
4.12-6 Cumulative impacts related to water supply, treatment, and conveyance.	NCC	None required.	N/A
4.12-7 Cumulative impacts related to wastewater conveyance and treatment.	NCC	None required.	N/A
4.12-8 Cumulative impacts related to stormwater drainage infrastructure.	NCC	None required.	N/A
4.12-9 Cumulative impacts related to solid waste demand.	NCC	None required.	N/A

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