

MITIGATION MONITORING PLAN (MMP)

Revised 1/27/2021

1 Introduction

Public Resources Code section 21081.6 and section 15097 of the California Environmental Quality Act (CEQA) Guidelines require public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a mitigated negative declaration or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring Plan (MMP) for the Klotz Ranch Apartments project. The intent of the MMP is to track and successfully implement the mitigation measures identified within the Klotz Ranch Apartments Draft Environmental Impact Report prepared for the Klotz Ranch Apartments project.

2 Mitigation Measures

The mitigation measures are taken from the Klotz Ranch Apartments Draft Environmental Impact Report (DEIR) prepared for the Klotz Ranch Apartments project and are assigned the same number as in those documents. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

3 MMP Components

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

Impact: This column summarizes the impact stated in the Klotz Ranch Apartments DEIR prepared for the Klotz Ranch Apartments project.

Mitigation Measure: All mitigation measures identified in the Klotz Ranch Apartments DEIR are presented and numbered accordingly.

Action(s): For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Implementing Party: This item identifies the entity that will undertake the required action.

Timing: Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Monitoring Party: The City of Sacramento is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project. Other agencies, such as the Sacramento Metropolitan Air Quality Management District, may also be responsible for monitoring the implementation of mitigation measures. As a result, more than one monitoring party may be identified.

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Environmental Impact Report					
4.2 Air Quality					
<p>Impact 4.2-2: Implementation of the proposed project would result in a net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard.</p>	<p>Mitigation Measure 4.2-2(a): The applicant shall require all construction plans to include the following SMAQMD best management 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 two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways shall be covered. • Use wet power vacuum street sweepers to remove any visible track-out mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour. • Pave all roadways, driveways, sidewalks, parking lots as soon as possible. In addition, building pads shall be laid immediately 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 (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). 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. • Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.gov, or www.arb.ca.gov/doors/compliance_cert1.html. 	<p>Implement the SMAQMD best management practices outlined in Mitigation Measure 4.2-2(a)</p>	<p>Project contractor</p>	<p>During all onsite grading and construction activities</p>	<p>City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>

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	<p>Mitigation Measure 4.2-2(b):</p> <p>All diesel off-road equipment shall have engines that meet the Tier 4 Final off-road emission standards, as certified by CARB. This requirement shall be verified through submittal of an equipment inventory that includes the following information: (1) Type of Equipment, (2) Engine Year and Age, (3) Number of Years Since Rebuild of Engine (if applicable), (4) Type of Fuel Used, (5) Engine HP, (6) Verified Diesel Emission Control Strategy (VDECS) information if applicable and other related equipment data. A Certification Statement is also required to be made by the Contractor for documentation of compliance and for future review by the air district as necessary. The Certification Statement must state that the Contractor agrees to compliance and acknowledges that a violation of this requirement shall constitute a material breach of contract.</p> <p>The Lead Agency may waive the equipment requirement above only under the following unusual circumstances: if a particular piece of off-road equipment with Tier 4 Final standards is technically not feasible or not commercially available; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or there is a compelling emergency need to use other alternate off-road equipment. If the Lead Agency grants the waiver, the contractor shall use the next cleanest piece of off-road equipment available, as detailed in Table M-AIR-1A below.</p> <p>For purposes of this mitigation measure, "commercially available" shall mean the availability of Tier 4 Final engines similar to the availability for other large-scale construction projects in the region occurring at the same time and taking into consideration factors such as (i) potential significant delays to critical-path timing of construction for the project and (ii) geographic proximity to the project site of Tier 4 Final equipment.</p> <p>The Contractor shall maintain records concerning its efforts to comply with this requirement.</p>	<p>Utilize equipment which meets Tier 4 Final off-road emission standards, as certified by CARB and outlined in Mitigation Measure 4.2-2(b)</p>	<p>Project contractor</p>	<p>Prior to and/or during all onsite grading and construction activities</p>	<p>City of Sacramento Community Development Department</p>

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	<p>Table M-AIR-1A describes the Off Road Compliance Step Down approach. If engines that comply with Tier 4 Final off-road emission standards are not commercially available, then the Contractor shall meet Compliance Alternative 1. If off-road equipment meeting Compliance Alternative 1 are not commercially available, then the Project sponsor shall meet Compliance Alternative 2. If off-road equipment meeting Compliance Alternative 2 are not commercially available, then the Project sponsor shall meet Compliance Alternative 3 as demonstrated below.</p> <p align="center">TABLE M-AIR-1A OFF ROAD EQUIPMENT COMPLIANCE STEP DOWN APPROACH</p> <table border="1" data-bbox="470 662 1087 919"> <thead> <tr> <th data-bbox="470 662 680 743">Compliance Alternative</th> <th data-bbox="680 662 905 743">Engine Emissions Standard</th> <th data-bbox="905 662 1087 743">Emissions Control</th> </tr> </thead> <tbody> <tr> <td data-bbox="470 743 680 786">1</td> <td data-bbox="680 743 905 786">Tier 4 Interim</td> <td data-bbox="905 743 1087 786">N/A</td> </tr> <tr> <td data-bbox="470 786 680 850">2</td> <td data-bbox="680 786 905 850">Tier 3</td> <td data-bbox="905 786 1087 850">ARB Level 3 VDECS</td> </tr> <tr> <td data-bbox="470 850 680 919">3</td> <td data-bbox="680 850 905 919">Tier</td> <td data-bbox="905 850 1087 919">ARB Level 3 VDCES</td> </tr> </tbody> </table> <p>If seeking a waiver from this requirement it must be demonstrated, to the satisfaction of the Lead Agency, that the emissions do not exceed significance thresholds as stated above in Table 4.2-7.</p> <p>If the project implements the "step down" approach, utilizing construction equipment with less than Tier 4 emissions standards and the resulting emissions exceed the SMAQMD threshold, a mitigation fee (per ton of emissions) will be assessed to achieve the remaining mitigation.</p>	Compliance Alternative	Engine Emissions Standard	Emissions Control	1	Tier 4 Interim	N/A	2	Tier 3	ARB Level 3 VDECS	3	Tier	ARB Level 3 VDCES				
Compliance Alternative	Engine Emissions Standard	Emissions Control															
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2	Tier 3	ARB Level 3 VDECS															
3	Tier	ARB Level 3 VDCES															
<p>Impact 4.2-3: Implementation of the proposed project could expose sensitive receptors to substantial pollutant concentrations.</p>	<p>Mitigation Measure 4.2-3: Implement Mitigation Measure 4.2-2(b).</p>	<p>Utilize equipment which meets Tier 4 Final off-road emission standards, as certified by CARB and outlined in Mitigation Measure 4.2-2(b)</p>	<p>Project contractor</p>	<p>Prior to and/or during all onsite grading and construction activities</p>	<p>City of Sacramento Community Development Department</p>												

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<p>Impact 4.2-5: Implementation of the proposed project, in conjunction with other planned projects, could cumulatively expose sensitive receptors to substantial pollutant concentrations.</p>	<p>Mitigation Measure 4.2-5: Implement Mitigation Measure 4.2-2(b).</p>	<p>Utilize equipment which meets Tier 4 Final off-road emission standards, as certified by CARB and outlined in Mitigation Measure 4.2-2(b)</p>	<p>Project contractor</p>	<p>Prior to and/or during all onsite grading and construction activities</p>	<p>City of Sacramento Community Development Department</p>
<p>4.3 Cultural Resources and Tribal Cultural Resources</p>					
<p>Impact 4.3-1: Construction of the proposed project could impact Historical Resources and Unique Archaeological Resources.</p>	<p>Mitigation Measure 4.3-1(a): Conduct Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground-Disturbing Activities</p> <p>The City shall require the applicant/contractor to provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology, as well as culturally affiliated Native American tribes. The City may invite a Native American representative from interested culturally affiliated Native American tribes to participate. The WEAP shall be conducted before any project-related construction activities begin at the project site. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.</p>	<p>Provide cultural and tribal cultural resources sensitivity and awareness training program for all project personnel involved in project construction, as outlined in Mitigation Measure 4.3-1(a)</p>	<p>Project applicant</p>	<p>Prior to project-related construction activities beginning at the project site</p>	<p>City of Sacramento Community Development Department</p>

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	<p>Mitigation Measure 4.3-1(b): Archaeological and Native American Monitoring and the Discovery of Cultural Materials and/or Human Remains</p> <p>Prior to authorization to proceed, the applicant shall retain a Secretary of the Interior-qualified archaeologist, with input from consulting tribes, to prepare a Cultural Resources Monitoring Plan. Monitoring shall be required during initial ground-disturbing activities and may be extended should the area be determined to require monitoring of deeper sediments, according to a schedule outlined in the Cultural Resources Monitoring Plan. The plan shall include (but not be limited to) the following components:</p> <ul style="list-style-type: none"> • Person(s) responsible for conducting monitoring activities, including an archaeological monitor and an appropriate number of a Native American Tribal monitors (number and kind of appropriate monitors to be determined in consultation with consulting tribes); • Person(s) responsible for overseeing and directing the monitors; • Provision of a monitor trailer and, if requested by consulting tribes to treat and secure discoveries at the site, a secure area for preparation of materials for treatment (reburial or repatriation), at the applicant's expense; • How the monitoring shall be conducted and the required format and content of monitoring reports, including schedule for submittal of monitoring reports and person(s) responsible for review and approval of monitoring reports; • Protocol for notifications in case of encountering cultural resources, as well as methods of dealing with the encountered resources (e.g., collection, identification, appropriate documentation, repatriation); 	Prepare and maintain a Cultural Resources Monitoring Plan as described in Mitigation Measure 4.3-1(b)	Project applicant	Prior to and during onsite and offsite ground-disturbing activities	City of Sacramento Community Development Department

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	<ul style="list-style-type: none"> Methods to ensure security of cultural resources sites, including protective fencing, security, and protocol for notifying local authorities (i.e. Sheriff, Police) should site looting and or other resource damaging or illegal activities occur during construction. <p>During the course of the monitoring, the archaeologist and Native American Tribal monitor may adjust the frequency—from continuous to intermittent—based on the conditions and professional judgment regarding the potential to impact cultural and tribal cultural resources.</p>				
	<p>Mitigation Measure 4.3-1(c): In the Event that Cultural Resources or Tribal Cultural Resources Are Discovered During Construction, Implement Avoidance and Minimization Measures to Avoid Significant Impacts and Procedures to Evaluate Resources.</p> <p>If cultural resources or tribal cultural resources (such as structural features, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the project site during construction, work shall be temporarily suspended within 100 feet of the find (based on the apparent distribution of cultural materials), and the construction contractor shall immediately notify the project's City representative. Avoidance and preservation in place is the preferred manner of mitigating impacts to cultural resources and tribal cultural resources. This will be accomplished, if feasible, by several means, including:</p> <ul style="list-style-type: none"> Planning construction to avoid tribal cultural resources, archaeological sites and/or other cultural resources; incorporating cultural resources within parks, green-space or other open space; covering archaeological resources; deeding a cultural resource to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity. Recommendations for avoidance of cultural resources and tribal cultural resources will be reviewed by the City representative, interested consulting tribes and other appropriate agencies, in light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. 	<p>Halt ground-disturbing activities if resources are discovered during construction, notify the City, and consult with consulting tribes, as outlined in Mitigation Measure 4.3-1(c)</p>	<p>Project applicant</p>	<p>During onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>

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	<ul style="list-style-type: none"> • Consulting tribes will be invited to review and comment on these analyses and shall have the opportunity to meet with the City representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified. • If the discovered cultural resource or tribal cultural resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. The boundary of a cultural resource or a tribal cultural resource will be determined in consultation with consulting tribes and designated Native American Tribal representative(s) will be invited to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with consulting tribes. • The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area." <p>If a cultural resource or a tribal cultural resource cannot be avoided, the following performance standard shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of cultural resources or tribal cultural resources:</p> <ul style="list-style-type: none"> • Each resource will be evaluated for California Register of Historical Resources- (California Register) eligibility through application of established eligibility criteria, in consultation with consulting tribes, as applicable. 				
	<p>If a cultural resource or a tribal cultural resource is determined to be eligible for listing in the California Register, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. The City shall coordinate the investigation of the find with a qualified archaeologist (meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology) approved by the City and with consulting tribes that respond to the City's invitation within two weeks of receiving the invitation within two weeks of receiving the invitation. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with consulting tribes to assess the significance of the find, make</p>				

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	<p>recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the project record. For any recommendations made by consulting tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</p> <p>Consulting tribes and the City representative will also consult to develop measures for long-term management of any discovered tribal cultural resources. Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure.</p> <p>If the City determines that the project may cause a significant impact to a tribal cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:</p>				

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	<ul style="list-style-type: none"> • Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria. • Treat the resource with culturally appropriate dignity taking into account the Tribal cultural values and meaning of the resource, including, but not limited to, the following: <ul style="list-style-type: none"> ○ Protect the cultural character and integrity of the resource. ○ Protect the traditional use of the resource. ○ Protect the confidentiality of the resource. ○ Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places. ○ Protect the resource. 				
<p>Impact 4.3-2: Construction of the proposed project could directly or indirectly destroy a unique paleontological resource.</p>	<p>Mitigation Measure 4.3-2: In the Event that Paleontological Resources Are Discovered During Construction, Implement Avoidance and Minimization Measures to Avoid Significant Impacts and Procedures to Evaluate Resources.</p> <p>If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities shall be redirected within 100 feet of the find until a qualified paleontologist can be contacted to evaluate the find and make recommendations. If found to be significant and proposed project activities cannot avoid the paleontological resources, a paleontological evaluation and monitoring plan shall be implemented. Adverse impacts to paleontological resources shall be mitigated, which may include monitoring, data recovery and analysis, a final report, and the accession of all fossil material to a paleontological repository. Upon completion of project ground-disturbing activities, a report documenting methods, findings, and recommendations shall be prepared and submitted to the paleontological repository.</p>	<p>Halt ground-disturbing activities if resources are discovered during construction, notify the City, and consult with a qualified paleontologist according to the protocols outlined in Mitigation Measure 4.3-2</p>	<p>Project applicant</p>	<p>During onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento City of Sacramento Community Development Department</p>

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<p>Impact 4.3-3: Construction of the proposed project could impact human remains.</p>	<p>Mitigation Measure 4.3-3: Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.</p> <p>If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the City shall meet the following performance standards prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Sacramento County Coroner to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (HSC Section 7050.5[b]).</p> <p>If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the HSC Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</p> <p>If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the Coroner's findings have been made, the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.</p>	<p>Halt ground-disturbing activities if human remains are discovered during construction, notify the City, and consult with the Sacramento County Coroner and the Native American Heritage Commission, as applicable, according to the protocols outlined in Mitigation Measure 4.3-3</p>	<p>City of Sacramento Community Development Department, project applicant</p>	<p>During onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>

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<p>Impact 4.3-4: Construction of development allowed under the proposed project could impact tribal cultural resources.</p>	<p>Mitigation Measure 4.3-4 The City, the applicant, and a Secretary of the Interior-qualified archaeologist retained by the applicant, will prepare and implement, in consultation with culturally-affiliated tribes, a confidential tribal cultural resources treatment plan for the project site. This treatment plan may be either incorporated into the monitoring plan required by Mitigation Measure 4.3-1(b) or prepared as a stand-alone document. The plan shall include (but not be limited to) the following components:</p> <ul style="list-style-type: none"> • delineation of the horizontal and vertical extent of discoveries outside the NAP using appropriate techniques which may include, but not be limited to: ground penetrating radar, geoarchaeological trenching, and additional studies coordinated with consulting tribes, conducted at the applicant's expense; • if determined to be necessary, the methods of contractor excavation (such as slower controlled grading) or any required equipment to minimize inadvertent damage to any subsurface resources; • the amount of tribal monitoring, if different than what is required by the project monitoring plan; • procedures for the discovery of human remains, as required by Mitigation Measure 4.3-3; • protocol for recovery of materials, including tribal consultation and the preparation of materials for reburial at a culturally-appropriate and dignified location not subject to future disturbance to be identified in the treatment plan, conducted at the applicant's expense; • framework for further consultation and additional treatment, proportional to the impacts encountered, which could include financial donation(s) to tribal cultural activities, land trusts or banking, or other organizations, as agreed upon by the applicant, tribes, and City; and • the scope and timing of documentation of the methods and results of the implementation of the treatment plan. 	<p>Prepare a tribal cultural resources treatment plan consistent with the guidance provided in Mitigation Measure 4.3-4</p>	<p>City of Sacramento Community Development Department, project applicant</p>	<p>Prior to and during onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>

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	<ul style="list-style-type: none"> further coordination with consulting tribes as part of the Treatment Plan to occur regarding the plans, site preparation, and construction for the southern basin proposed adjacent to sensitive area. <p>The tribal cultural resources treatment plan shall be approved by the City prior to ground disturbing activities commencing in the project area.</p>				
<p>Impact 4.3-5: Construction of the proposed project, in combination with other development, could contribute to the cumulative loss or alteration of historic-era and indigenous archaeological resources, and human remains in archaeological contexts.</p>	<p>Mitigation Measure 4.3-5: A portion of the project site shall be designated “Not A Part” (NAP) on all construction plans. No ground disturbance or excavation shall occur within the NAP. The boundary of the NAP shall be identified by a qualified archaeologist based on GIS coordinates for the likely location of sensitive tribal cultural resources based on site research, in consultation with consulting tribes, and confirmed as confidential information with the tribes, with notice to the applicant for installation of a construction fence boundary at the limit of the setback for the NAP, conducted and maintained at the applicant’s expense. The applicant shall revise all project site plans for the project to identify a portion of the site as “Not A Part” (NAP) of the project. Archaeological and Native American tribal monitors, and City staff, shall have authority to enforce the restrictions on the NAP. The construction fence shall be removed prior to a Certificate of Occupancy. Permanent fencing, marking or signage of the NAP, and culturally appropriate and dignified management of the NAP area, to be determined through consultation with the consulting tribes as part of the Treatment Plan, at the applicant’s expense.</p>	<p>Identify the portion of the project site that is Not A Part of the project, preserve the area during construction, permanently preserve the area</p>	<p>Project applicant</p>	<p>Prior to and during onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>
	<p>Mitigation Measure 4.3-6: Implement Mitigation Measures 4.3-1(a), 4.3-1(b), and 4.3-1(c) and/or Mitigation Measure 4.3-3, 4.3-4, and 4.3-5 as applicable.</p>	<p>Halt ground-disturbing activities if resources are discovered during construction, notify the City, and consult with a qualified archaeologist according to the protocols outlined in 4.3-1(a), 4.3-1(b), and 4.3-1(c) and/or Mitigation Measure 4.3-3, 4.3-4, and 4.3-5 as applicable</p>	<p>Project applicant</p>	<p>During onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>

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Impact 4.3-6: Construction of the proposed project, in combination with other development, could contribute to the cumulative loss of paleontological resources.	Mitigation Measure 4.3-7 Implement Mitigation Measure 4.3-2 as applicable.	See Mitigation Measure 4.3-2	See Mitigation Measure 4.3-2	See Mitigation Measure 4.3-2	See Mitigation Measure 4.3-2
4.6 Transportation and Circulation					
Impact 4.6-4: The proposed project could cause inconveniences to motorists due to prolonged road closures and could result in increased frequency of potential conflicts between vehicles, pedestrians, and bicyclists due to construction-related traffic impacts.	Mitigation Measure 4.6-4: The City Code (City Code 12.20.030) requires that a construction traffic control plan is prepared and approved prior to the beginning of project construction, to the satisfaction of the City Traffic Engineer and subject to review by all affected agencies. All work performed during construction must conform to the conditions and requirements of the approved plan. The plan shall ensure that safe and efficient movement of traffic through the construction work zone(s) is maintained. At a minimum, the plan shall include the following: <ul style="list-style-type: none"> • Time and day of street closures; • Proper advance warning and posted signage regarding street closures; • Provision of driveway access plan to ensure safe vehicular, pedestrian, and bicycle movements; • Safe and efficient access routes for emergency vehicles; • Provisions for pedestrian safety; • Use of manual traffic control when necessary; • Number of anticipated truck trips, and time of day of arrival and departure of trucks; and • Provision of a truck circulation pattern and staging area with a limitation on the number of trucks that can be waiting and any limitations on the size and type of trucks appropriate for the surrounding transportation network. The traffic control plan must be available at the site for inspection by the City representative during all work.	Develop and implement a Construction Traffic Control Plan according to the requirements outlined in Mitigation Measure 4.6-4	Project applicant	Prepare construction traffic control plan prior to the beginning of project construction; implement plan during onsite and offsite construction activities	City of Sacramento Community Development Department

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<p>Impact 4.6-8: Implementation of the proposed project, in combination with other development, could cause inconveniences to motorists due to prolonged road closures and could result in increased frequency of potential conflicts between vehicles, pedestrians, and bicyclists due to construction-related traffic impacts.</p>	<p>Mitigation Measure 4.6-8: Implement Mitigation Measure 4.6-4.</p>	<p>Develop and implement a Construction Traffic Control Plan according to the requirements outlined in Mitigation Measure 4.6-4</p>	<p>Project applicant</p>	<p>Prepare construction traffic control plan prior to the beginning of project construction; implement plan during onsite and offsite construction activities</p>	<p>City of Sacramento Community Development Department</p>

**KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)
REVISED 1/27/2021**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Initial Study					
Biological Resources					
<p>[Would the project:] Result in substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal species?</p>	<p>Mitigation Measure BIO-1: Conduct Preconstruction Nesting Bird Survey. If construction (including equipment staging and tree removal) will occur during the breeding season for migratory birds and raptors (between February 1 and August 31) and for Swainson's hawk (between March 1 and September 15), the applicant/developer shall retain a qualified biologist to conduct a preconstruction nesting bird and raptor survey before the onset of construction activities. The preconstruction nesting bird and raptor survey shall be conducted within 14 days prior to commencement of construction activities between February 1 and September 15 (to encompass the nesting season for all birds and raptors including Swainson's hawk). Surveys for raptors nests shall extend 500 feet from the project site. Surveys for Swainson's hawk shall extend 0.25 mile from the project site. A report shall be prepared and submitted to the City following the preconstruction survey to document the results. If no active nests are found during the pre-construction survey, no additional mitigation measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey is required. If an active nest is located on or adjacent to the construction footprint, an appropriate buffer zone shall be established around the nest, as determined by the qualified biologist, to avoid disturbance of the nest area and to avoid take. Buffer zones are typically 50-100 feet for migratory bird nests and 250-500 feet for bird of prey nests. The buffer shall be maintained around the nest area until the end of the breeding season or until a qualified biologist determines that the young have fledged and are foraging on their own, unless the biologist determines that a reduced buffer is acceptable. The extent of these reduced buffers shall depend on the species identified, level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.</p>	<p>Conduct preconstruction surveys for migratory birds and Swainson's hawk according to the requirements outlined in Mitigation Measure BIO-1. Prepare a report with the findings of the preconstruction survey. Avoid disturbing active nests</p>	<p>Project applicant</p>	<p>Prior to the beginning of onsite or offsite construction activities</p>	<p>City of Sacramento Community Development Department</p>

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure BIO-2</p> <p>Purchase Swainson's Hawk Foraging Habitat Credits. To compensate for the loss of Swainson's hawk foraging habitat, mitigation credits will be purchased from a bank approved by CDFW prior to the start of construction. For every one acre of habitat authorized for disturbance, 0.75 acre of mitigation credits will be purchased (0.75:1 ratio). Proof of purchase will be provided to the City prior to the start of construction.</p>	Purchase Swainson's hawk foraging habitat credits from a CDFW-approved bank	Project applicant	Prior to the beginning of onsite or offsite construction activities	City of Sacramento Community Development Department
[Would the project:] Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands)?	<p>Mitigation Measure BIO-3:</p> <p>Conduct Preconstruction Bat Survey. Prior to the start of construction a qualified biologist will conduct a pre-construction roost survey. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). If no roosting bats are found, then no further mitigation is required.</p> <p>If a bat maternity roost is found, then disturbance of the roost shall be avoided by establishing a minimum 250-foot avoidance buffer around the roost until it is no longer occupied, as determined by the qualified biologist. The avoidance buffer may be reduced if a qualified biologist monitors the construction activities and determines that the roost is not being disturbed. Reduction of the buffer depends on the species of bat, the location of the roost relative to project activities, activities during the time the roost is active, and other project-specific conditions. No work shall occur in the buffer until it is determined that the bats have left on their own, or until the end of the maternity season. Alternatively, a qualified bat biologist may exclude the roosting bats in consultation with the California Department of Fish and Wildlife, thereby allowing construction to continue after successful exclusion activities.</p>	Conduct preconstruction surveys for bat roosts. Prepare a report with the findings of the preconstruction survey. Avoid disturbing active bat roosts, or exclude roosting bats	Project applicant	Prior to the beginning of onsite or offsite construction activities	City of Sacramento Community Development Department
	<p>Mitigation Measure BIO-4:</p> <p>Obtain Wetland Permits. Prior to the issuance of grading permits by the City for any work in wetlands or waters within the project site, the applicant shall acquire all applicable permits. These permits may include, but would not be limited to, a CWA Section 404 permit from the USACE and a CWA Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board.</p>	Secure applicable permits for any disturbance to wetlands or jurisdictional waters	Project applicant	Prior to the beginning of onsite or offsite construction activities	City of Sacramento Community Development Department

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure BIO-5:</p> <p>No Net Loss of Wetlands. The applicant shall demonstrate that there is no net loss of wetlands and other waters of the U.S. and state protected waters/wetlands. To ensure this, mitigation shall be developed as a part of the permitting process as described above. Mitigation shall be provided prior to construction related impacts on any wetlands or waters. The exact mitigation ratio will be determined in consultation with the USACE, based on the type and value of the wetlands affected by the project, but the project shall compensate for impacted wetlands at a ratio no less than 1:1. Compensation shall take the form of wetland preservation or creation in accordance with USACE mitigation requirements, as required under project permits. Preservation and creation will occur off-site through purchasing credits at a USACE approved mitigation bank. Prior to purchase of credits at a mitigation bank and/or acquisition of mitigation land, the location of the mitigation shall be subject to the approval of USACE.</p>	<p>Demonstrate no net loss of wetlands. Preserve or create wetlands at a minimum ratio of 1:1, if required</p>	<p>Project applicant</p>	<p>Prior to the beginning of onsite or offsite construction activities</p>	<p>City of Sacramento Community Development Department, US Army Corps of Engineers</p>

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure BIO-6:</p> <p>Wetlands Protection Measures. Prior to the start of construction, silt fencing shall be placed around the edges of avoided wetlands and other waters of the U.S and State jurisdiction waters/wetlands. Trucks and other vehicles will not be allowed to park beyond, nor shall equipment be stored beyond the fencing. No vegetation removal or ground disturbing activities will be permitted beyond the fencing. During construction, best management practices (BMPs) will be implemented to protect water quality:</p> <ul style="list-style-type: none"> • All fueling and maintenance of vehicles and other equipment and staging areas shall occur in designated areas away from any water body. • Diesel fuel and oil shall be used, stored, and disposed of in accordance with standard protocols for handling of hazardous materials. • All personnel involved in the use of hazardous materials shall be trained in emergency response and spill control. • All concrete washing and spoils dumping shall occur in a designated location. • Construction stockpiles shall be covered within 24 hours of a weather event to prevent blow-off or runoff during weather events. • Temporarily disturbed areas shall be reseeded with an appropriate seed mix or otherwise treated to reduce erosion and/or siltation. 	<p>Protect wetlands through silt fencing and employ construction best management practices to protect water quality</p>	<p>Project applicant</p>	<p>Prior to the beginning of onsite or offsite construction activities</p>	<p>City of Sacramento Community Development Department</p>
Geology and Soils					
<p>Would the project allow a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards?</p>	<p>Mitigation Measure GEO-1:</p> <p>Geotechnical Investigation. Prior to issuance of a building permit, the project applicant shall conduct a geotechnical investigation of the project site to determine the potential for ground rupture, earth shaking, and liquefaction due to seismic events, as well as expansive soils problems. As required by the City, recommendations identified in the geotechnical report for the proposed development shall be implemented.</p>	<p>Conduct a geotechnical investigation of the project site and implement recommendations from the investigation, if necessary</p>	<p>Project applicant</p>	<p>Prior to the issuance of a building permit</p>	<p>City of Sacramento Community Development Department</p>

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Hazards					
<p>[Would the project:] Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities?</p>	<p>Mitigation Measure HAZ-1: Unidentified Contamination. If unidentified or suspected contaminated soil or groundwater evidenced by stained soil, noxious odors, or other factors, is encountered during site preparation or construction activities work shall stop in the area of potential contamination, and the type and extent of contamination shall be identified by a qualified professional. The qualified professional shall prepare a report that includes, but is not limited to, activities performed for the assessment, summary of anticipated contaminants and contaminant concentrations, and recommendations for appropriate handling and disposal. Site preparation or construction activities shall not recommence within the contaminated areas until remediation is complete and a "no further action" letter is obtained from the appropriate regulatory agency.</p>	<p>If potentially contaminated soil or groundwater is encountered, stop construction work, identify the contaminant, and properly dispose of materials. Obtain "no further action letter," if necessary</p>	<p>Project applicant</p>	<p>During site preparation and construction activities</p>	<p>City of Sacramento Community Development Department</p>