

Item No. 1

Supplemental Material

For

City of Sacramento

Director Hearing

Agenda Packet

For the Meeting of: September 16, 2025

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Additional Material

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Revised Material

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Project Name: Ramona Opportunity Industrial (DR24-195)

Subject:

- 1) Exhibit D to Site Plan and Design Review Entitlement:
 - a. Mitigation Monitoring and Reporting Plan (MMRP)

Mitigation Monitoring and Reporting Plan

Introduction

The City of Sacramento (City) circulated a draft Initial Study / Mitigated Negative Declaration (IS/MND) for the proposed Ramona Opportunity Industrial Project DR24-195 (Proposed Project) for a minimum 30-day review period in accordance with CEQA Guidelines Section 15073. CEQA requires that a Lead Agency establish a program to report on and monitor measures adopted as part of the environmental review process to mitigate or avoid significant effects on the environment. This Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure that the mitigation measures identified in the IS/MND for the Proposed Project (State Clearinghouse No. 2025090177) are fully implemented.

The MMRP, as presented in **Table 1**, describes the implementation and timing of mitigation responsibilities and standards, and verification of compliance for the mitigation measures identified in this environmental document. Monitoring responsibilities are maintained primarily by the City of Sacramento under this MMRP, as well as other applicable resource agencies. The implementation of all measures, once completed, would be reported (in writing) to the City, who would maintain mitigation monitoring records for the Proposed Project.

The components of the MMRP table are described below.

- **Mitigation Measure:** Mitigation measures are taken verbatim and assigned the same number as in the IS/MND.
- **Implementation and Timing:** Identifies the timing for the implementation of each action.
- **Responsibility for Implementation:** Identifies the authority responsible for implementing the mitigation measure.
- **Responsibility for Monitoring:** Identifies the authority responsible for monitoring implementation of the mitigation measure.

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
Air Quality				
AQ-1 Project contractors shall ensure that the relevant SMAQMD Basic Control Emission Control Practices (also known as BMPs) shall be implemented during project construction for all project activities. BMPs include: ▪ Control of fugitive dust is required by District Rule 403 and enforced by District staff. ▪ 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 should be covered. ▪ 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 speeds on unpaved roads to 15 miles per hour (mph). ▪ All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid 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 [CCR, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. ▪ Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [CCR, Title 13, sections 2449 and 2449.1]. ▪ Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.	Measure included in contract documents and incorporated during construction	Construction Contractor	City, SMAQMD	

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
Biological Resources				
BIO-1 If construction activities would occur during the nesting season (typically February 1 through August 15), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.	Prior to construction	Qualified Biologist, Project Applicant	City, CDFW	
Cultural Resources				
CUL-1 If cultural resources (such as structural features, fossils, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the Project Site during construction, work shall be 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 method for mitigating impacts to cultural resources. This shall be accomplished, if feasible, through the following means: - Planning construction to avoid 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 will be reviewed by the City representative 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. Avoidance and design alternatives may include realignment within the Project Site to avoid cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or	As needed during construction	Construction Contractor, Qualified Archaeologist	City	

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
modification or realignment to avoid highly significant features within a cultural resource. ▪ If the discovered cultural resources can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American representatives from interested culturally affiliated Native American 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”. If a 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: ▪ Each resource will be evaluated for CRHR eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes, as applicable. If a cultural resource is determined to be eligible for listing in the CRHR, 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. As part of the site investigation and resource assessment, the City and the archaeologist shall assess the significance of the find, make 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.				
CUL-2 If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the City the following	As needed during construction	City, County Coroner,	City	

Mitigation Measure		Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
performance standards shall be met 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 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 and a professional archaeologist 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]). 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. If the Coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (HSC Section 7050[c]). After the Coroner's findings have been made, the archaeologist and 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.			Qualified Archaeologist		
Greenhouse Gas Emissions					
GHG-1	The following requirement shall be noted on the project improvement plans, subject to review and approval by the City of Sacramento Community Development Department: - The Proposed Project shall be designed and constructed without natural gas infrastructure, consistent with SMAQMD BMP 1. - The Proposed Project shall meet the current CalGreen Tier 2 standards for EV infrastructure, except that all EV-capable spaces shall instead be provided as EV-ready, consistent with SMAQMD BMP 2.	Measure incorporated into design specifications	Project Applicant, Construction Contractor	City	

Mitigation Measure		Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
Noise					
NOI-1	The project applicant shall implement the following noise reduction measures during construction activities: - Consistent with Section 8.68.080 of the City of Sacramento Noise Ordinance, construction activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m. Monday through Saturday and between the hours of 9:00 a.m. and 6:00 p.m. on Sundays. - All construction equipment powered by internal combustion engines shall be properly muffled and maintained. - Quiet construction equipment, particularly air compressors, shall be selected whenever feasible. - Impact tools (e.g., jackhammers, rock drills, and pavement breakers) shall be hydraulically or electrically powered whenever possible. Where pneumatic tools are used, they shall be fitted with effective exhaust mufflers. - All stationary noise-generating construction equipment (e.g., generators, compressors) and on-site equipment staging areas shall be located as far as feasible from existing residences and positioned to direct emitted noise away from the nearest sensitive receptors. - Unnecessary idling of internal combustion engines is prohibited.	Measure included in contract documents and incorporated into design specifications	Project Applicant, Construction Contractor	City	
Tribal Cultural Resources					
TCR-1	If TCRs [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 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 TCRs. This will be accomplished, if feasible, by several alternative means, including: Planning construction to avoid TCRs, 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	As needed during construction	Qualified Archaeologist, Construction Contractor	City	

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity. - Recommendations for avoidance of TCRs will be reviewed by the City representative, interested culturally affiliated Native American 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. Avoidance and design alternatives may include realignment within the project site to avoid TCRs, modification of the design to eliminate or reduce impacts to TCRs or modification or realignment to avoid highly significant features within a cultural resource or TCR. - Native American representatives from interested culturally affiliated Native American tribes will be notified 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 TCR 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 TCR will be determined in consultation with interested culturally affiliated Native American tribes and tribes will be notified to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American representatives from interested culturally affiliated Native American 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". If a TCR 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 TCRs:				

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
Each resource will be evaluated for CRHR eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes, as applicable. If a TCR is determined to be eligible for listing in the CRHR, 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 interested culturally affiliated Native American tribes that respond to the City’s notification. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American tribes to assess the significance of the find, make 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 interested culturally affiliated Native American tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record. Native American representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long-term management of any discovered TCRs. 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 TCRs retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure. If the City determines that the project may cause a significant impact to a TCR, 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 TCR or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse				

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impacts and constitute the standard by which an impact conclusion of less than significant may be reached: ▪ 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 considering the tribal cultural values and meaning of the resource, including, but not limited to, the following: ○ 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.				