

HAMPTON STATION (P03-109) MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, 2nd Floor, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Hampton Station Addendum (DR21-183)

Developer: Jay Ross
AMCAL
30141 Agoura Hills Road, Suite 100
Agoura Hills, California 91301

Project Location:

The project site is located on 39.3 acres at the north of Meadowview Road, west of the Union Pacific Railroad and the Sacramento Regional Transit District's Meadowview LRT station in the Airport Meadowview Community Plan area of the City of Sacramento, Sacramento County (APNs: 049-0570-001, -002, -003, -004, -005, and -006).

Project Description:

The proposed project consists of entitlements to develop a total of 39.3 acres with 348 multi-family units within 12 three-story buildings and 407 parking spaces on 11.39 acres
The project would require the following:

- A. Special Permit** to develop 348 multi-family units within 12 three-story buildings and 407 parking spaces on 11.39 acres

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Air Quality, Biological Resources, Noise, and Cultural Resources. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMP shall be funded by the owner/developer identified above. This MMP is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. 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. The owner and developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
Air Quality: <ol style="list-style-type: none"> Water exposed soils twice daily to control wind borne dust. Enclose, cover, or water twice daily any exposed piles of dirt, sand, gravel, or other construction debris. At a minimum of three times per week, remove from all neighborhood streets, all dirt and mud which has been generated from or deposited by construction equipment going to and from the construction site. Construction activities shall comply with SMAQMD rule 403 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight. Equipment idling shall be kept to a minimum when equipment is not in use. No piece of equipment shall be left to idle in one place for more than 30 minutes. On-site construction vehicle speed shall be limited to 15 miles per hour on unpaved surfaces. The loads on all haul/dump trucks shall be covered securely or at least two feet of freeboard shall be maintained on trucks hauling loads. 	Owner/Developer /Contractor	City of Sacramento – Development Services Department; Development Engineering and Finance Division Sacramento Metropolitan Air Quality Management District (SMAQMD)	Note shall be included on the improvement plans and within the Standard Construction Specifications.	Measures shall be implemented during grading and construction activities for both phases.	

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<p>8. Compliant asphalt materials shall be used (Rule 435).</p> <p>9. Reduced-emission heavy-duty equipment for all diesel powered off-road construction activities shall be utilized. This equipment should be used for clearing, grading, and other earthmoving operations.</p>					
<p>Biological Resources:</p> <p><u>Vernal Pool Crustaceans</u></p> <p>1. The project proponent shall compensate for the project-related permanent loss of approximately 0.44 acre of potentially occupied suitable habitat for vernal pool crustaceans through consultation with USFWS. Currently it is assumed that the habitat is occupied. In coordination with USFWS, the consultation process may include protocol surveys conducted in accordance with the <i>Survey Guidelines for the Listed Large Branchiopods</i> to attempt to determine presence/absence of the listed species. The project proponent shall complete formal consultation with USFWS pursuant to either Section 7 or Section 10 of the Endangered Species Act, implement of all terms and conditions, and provide compensatory mitigation as required. Proposed mitigation may be through payment of an in-lieu fee or purchase of mitigation bank credits.</p>	Owner/Developer/ Contractor	<p>City of Sacramento – Development Services Department; Development Engineering and Finance Division, Environmental Planning Services</p> <p>Ca. Dept. of Fish and Game (DFG)</p> <p>US Fish and Wildlife Service (USFWS)</p> <p>Army Corps of Engineers (ACOE)</p>	Measures shall be included with construction specifications	<p>Construction specifications shall be included on the construction plans prior to the issuance of a grading permit.</p> <p>Measures shall be implemented prior to and during construction activities for both phases.</p>	

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<p><u>Pre-Construction Surveys for Swainson's Hawk, White-Tailed Kite and Other Nesting Birds</u></p> <p>2. For construction activities occurring during the nesting season (generally February 1 to August 31), surveys for nesting birds covered by the CFGC (including, but not limited to, tricolored blackbird, Cooper's hawk, and white-tailed kite) shall be conducted by a qualified biologist no more than 14 days prior to initiation of construction activities for the river park trail, including construction staging and vegetation removal. The surveys shall include the entire disturbance areas plus a 200-foot buffer around any disturbance areas. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The biologist shall have full discretion for establishing a suitable buffer. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and</p>					

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<p>young have fledged the nest prior to removal of the buffer.</p> <p><u>Potentially Jurisdictional Waters and Wetlands</u></p> <p>3. The project shall be designed to avoid potentially jurisdictional aquatic features where feasible. If impacts to potentially jurisdictional waters of the U.S. and State are unavoidable, then the project proponent shall submit a permit application to USACE for a CWA Section 404 Nationwide permit or individual permit, as applicable. The project proponent shall also submit an application to RWQCB for a CWA Section 401 Water Quality Certification. If the project impacts only waters of the state, the project proponent shall submit a permit application to RWQCB for a Waste Discharge Requirement. The project proponent shall abide by all permit conditions, and compensatory mitigation for all impacts to waters of the U.S. and/or waters of the State shall be completed at the ratio required by the applicable permits. Compensatory mitigation may be in the form of an in-lieu fee payment or purchase of mitigation bank credits.</p> <p><u>Burrowing Owl</u></p> <p>1. Prior to project activities, a qualified biologist shall conduct a habitat assessment to determine if potential habitat for burrowing owl is present in</p>					

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<p>or near the project area. If potential habitat is present in or within 500 feet of the project area, a qualified biologist shall conduct a pre-construction survey of the project area (plus a 500-foot buffer as access allows) for the presence of burrowing owl. The survey shall be conducted no more than 14 days prior to ground disturbing activities and shall conform to CDFW guidelines for Take Avoidance Surveys as described in Appendix D of the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). A report of all pre-construction survey efforts and results will be submitted to the City within 30 days of completion of the survey. The report shall include the dates, times, weather conditions, and personnel involved in the survey. Depending on survey results, the report shall also include observations of burrowing owl or potential burrows, and the location and habitat description of the observations. If burrowing owl, active burrows, or their sign (i.e., tracks or pellets) are not observed in the project area, no additional measures related to impact avoidance and minimization of the absent species are recommended. If burrowing owl, active burrows, or their sign are observed in the project area, the following measures shall be implemented:</p> <ul style="list-style-type: none"> - A qualified biological monitor shall be present on-site to document 					

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<p>burrowing owl observations, burrow statuses, and ensure that construction activities do not negatively affect burrowing owl. The duration and frequency of monitoring shall be determined at the discretion of the qualified biologist and a monitoring report detailing monitoring results shall be submitted to the City within 30 days of the completion of project activities or breeding season (February 1 to August 31), if applicable.</p> <ul style="list-style-type: none"> - If active burrows are observed on-site, a non-disturbance buffer shall be established restricting all ground-disturbing activities from occurring within the buffer and a qualified biological monitor will be present at the initiation of project activities. The buffer shall be established by a qualified biologist at a minimum of 656 feet, depending on project activity, line of sight, and local topography during the breeding season. During the non-breeding season (September 1 to January 31), the buffer shall be a minimum of 100 feet. The buffer shall be demarcated using brightly colored flagging and may only be reduced at the discretion of a qualified biologist based on the factors listed above and potential use of sound and visual barriers (i.e., hay bales). 					

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<p>Removal of the buffer shall only occur if a qualified biologist determines burrowing owl are not present in the vicinity and any potential burrows are inactive.</p> <ul style="list-style-type: none"> - If active burrow avoidance is infeasible during the non-breeding season or during the breeding season, where resident owls have not yet begun egg laying or incubation, or where the juveniles are foraging independently and capable of independent survival, the proposed project proponent in coordination with a qualified biologist and the City shall consult with CDFW to prepare, authorize, and implement an exclusion plan consistent with Appendix E of the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). - A habitat mitigation plan shall be developed in coordination with the City and CDFW for permanent loss of occupied burrow(s) and/or foraging habitat if implementation of an exclusion plan is necessary and/or burrowing owl are documented to nest on site or within 500 feet of the project area. Compensatory mitigation would be based upon the portion of the project that overlaps with the primary foraging area around the burrow site (approximately 500-foot buffer) to be replaced at a 					

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<p>minimum 1:1 ratio. Proposed mitigation may be through payment of an in-lieu fee or purchase of mitigation bank credits.</p> <p>At the time of construction, if the burrowing owl remains a candidate species for listing under the California Endangered Species Act, or has been listed as threatened or endangered under that act, and if "take" (hunting, pursuing, catching, capturing, or killing) of burrowing owls cannot be avoided, the proposed project proponent shall obtain incidental take authorization from CDFW pursuant to CFGC Section 2081 subdivision (b). If an Incidental Take Permit is needed, mitigation imposed by CDFW may exceed or supersede that described above.</p>					
<p>Noise: <u>Rail Station and UPRR Operation Noise</u></p> <p>1. The Developer (Woodside Homes) shall install a barrier at a height to reduce noise levels to within acceptable levels as determined by j.c. brennan & associates, Inc. by using a barrier profile analysis. Table 5 (in the Negative Declaration) shows the results of the analysis.</p> <p>As shown in Table 5, the project site will require a property line barrier which is between 10 feet and 13 feet in height to comply with the "Conditionally Acceptable" exterior noise level criteria. A barrier height of 14-feet is required to comply with the 60 dB Ldn "Normally Acceptable" noise level</p>	Owner/Developer/ Contractor	City of Sacramento – Development Services Department; Development Engineering and Finance Division	Measures shall be included with construction specifications .	<p>Construction specifications shall be included on the construction plans prior to the issuance of a grading permit.</p> <p>Measures shall be implemented during construction activities for</p>	

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<p>criterion. The barrier would be required to return to the west on both the north and south ends of the residential lots. The barrier should gradually decrease to a height of 6-feet at a distance of 200 feet from the east property line. All barriers should be constructed concrete or masonry block, tilt-up concrete panels, berms, or a combination of these materials. Other prefabricated barriers may be acceptable, but should be reviewed by an acoustical consultant.</p> <p>2. Standard residential construction (wood or stucco siding, STC-28 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of 25 dB with windows closed. Predicted exterior noise levels at first floor building facades are expected to be 65 dB Ldn or less, while, accounting for shielding from barriers. Therefore, standard construction would result in interior noise levels of less than 45 dB Ldn at first floor facades. Second floor facades would not benefit from shielding associated with barriers. The first row of second floor facades would be exposed to exterior noise levels of approximately 73 dB Ldn, and would be expected to exceed the interior noise level criterion of 45 dB Ldn. As a means of complying with the interior noise level criterion of 45 dB Ldn at the first row of homes facing the light rail station the construction practices described in Table 7 (in the Negative Declaration) should be implemented for the second floor facades of the first row of residences which have a view</p>				both phases.	

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<p>of the light rail station and UPRR tracks.</p> <p>Cultural Resources:</p> <ol style="list-style-type: none"> 1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. 2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98. 	Owner/Developer/ Contractor	<p>City of Sacramento – Development Services Department; Development Engineering and Finance Division</p> <p>Native American Heritage Commission</p> <p>Sacramento County Coroner's Office</p>	Measures shall be included with construction specifications .	<p>Construction specifications shall be included on the construction plans prior to the issuance of a grading permit.</p> <p>Measures shall be implemented during construction activities for both phases.</p>	