

DEPOT PARK LOGISTICS FACILITY PROJECT

Mitigation Monitoring Plan

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 are the Mitigation Monitoring Plan (MMP) for the Depot Park Logistics Facility project. The intent of the MMP is to track and successfully implement the mitigation measures identified within the Parkview Sacramento Army Depot Redevelopment Environmental Impact Report (Redevelopment EIR) and the Addendum to the Redevelopment EIR.

Mitigation Measures

The mitigation measures are taken from the Redevelopment EIR and the Addendum to the Redevelopment EIR prepared for the Depot Park Logistics Facility 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.

MMP Components

The components of the attached tables, which contain applicable mitigation measures, are addressed briefly, below.

Impact: This column summarizes the impact stated in the Redevelopment EIR and the Addendum to the Redevelopment EIR prepared for the Depot Park Logistics Facility project.

Mitigation Measure: All mitigation measures identified in the Redevelopment EIR and the Addendum to the Redevelopment EIR as applicable to the Depot Park Logistics Facility project will be 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.

MITIGATION MONITORING PLAN TABLE

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
V. Air Quality					
<p>Non-criteria air pollutant emissions. The non-criteria air pollutants of concern due to redevelopment activities would be toxic air contaminants (TAC)</p>	<p>Mitigation Measure AIR-1</p> <p><i>The project applicant, or its designee, shall provide a plan for approval by the Sacramento Metropolitan Air Quality Management District (SMAQMD) that demonstrates the heavy-duty off-road vehicles (50 horsepower or more) to be used eight hours or more during the construction project will achieve a project-wide fleet-average 10-percent NO_x reduction compared to the most recent California Air Resources Board (CARB) fleet average. Acceptable options for reducing emissions may include use of cleaner engines, low-emissions diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The plan shall have two components: an initial report submitted before construction and a final report submitted at the completion.</i></p> <p><i>Submit the initial report at least four business days prior to construction activity using the SMAQMD's Construction Mitigation Tool, available at http://www.airquality.org/businessses/ceqa-land-use-planning/mitigation.</i></p> <ul style="list-style-type: none"> ○ <i>Provide project information and construction company information;</i> ○ <i>Include the equipment type, horsepower rating, engine model year, projected hours of use, and the CARB equipment identification number for each piece of equipment in the plan. Incorporate all owned, leased, and subcontracted equipment to be used;</i> ○ <i>Submit the final report at the end of the job, phase, or calendar year, as pre-arranged with SMAQMD staff and documented in the approval letter, to demonstrate continued project compliance.</i> <p><i>The SMAQMD may conduct periodic site inspections to determine compliance. Nothing in this mitigation shall supersede other SMAQMD, state, or federal rules or regulations.</i></p>	<p>Prepare initial and final reports</p>	<p>Project Applicant and Prime Contractor</p>	<p>Prior to submittal of grading plan for approval</p>	<p>Sacramento Metropolitan Air Quality Management District</p>

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VII. Biological Resources					
Loss of an Active Burrowing Owl Nest.	<p>Mitigation Measure 4.6-2</p> <p>The following mitigation measure was adopted for the SAD Reuse Plan, and should be readopted for the balance of the Project Area:</p> <p>a) Consistent with the measure adopted for the Depot Reuse Plan, prior to the approval of any development project within the Project Area the Agency and/or the City shall review the project for the occurrence of any burrowing owl nests that may be disturbed or lost due to construction activities. If the City of Sacramento determines that burrowing owl nests would not be affected by the construction of the proposed project, then no further mitigation would be required.</p> <p>b) If the City or Agency determines that the construction of a proposed development project may affect a known or existing burrowing owl nest, the project applicant shall consult with DFG and/or USFWS in order to conduct a burrowing owl survey. This survey shall be conducted on the project site by a qualified biologist in accordance with the most current DFG/USFWS guidelines or protocols and shall be completed during the appropriate survey period. Of the species specific surveys do not identify any burrowing owl habitats or burrowing owls on the project site, then no further mitigation would be required.</p> <p>c) If burrowing owls or burrowing owl habitat are identified within an area that may be disturbed by the construction of a development project, then the project applicant in consultation with the City of Sacramento, DFG, and USFWS, shall prepare and implement a mitigation plan in accordance with any applicable State and/or Federal statutes or laws that reduces the impact to a level of insignificance.</p>	<p>Consult with CDFW/USFWS to conduct pre-construction surveys</p> <p>Prepare Mitigation Plan</p>	<p>Project applicant or its contractors</p> <p>Project applicant or its contractors</p>	<p>Prior to construction</p> <p>Prior to construction</p>	<p>City of Sacramento Community Development Department, CDFW, and USFWS</p> <p>City of Sacramento Community Development Department, CDFW, and USFWS</p>

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X. Public Services					
<p>Construction Activities. Implementation of Redevelopment activities and projects could result in the exposure of construction workers to hazardous substances present on development sites.</p>	<p>Mitigation Measure 4.9-1</p> <ul style="list-style-type: none"> a. <i>If the potential for contamination is suspected, construction activities shall stop and sampling shall be conducted by qualified personnel, in accordance with all applicable regulations to determine the constituent levels and the extent of the contamination.</i> b. <i>If contamination is identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable regulatory agencies.</i> c. <i>If asbestos fibers are suspected or identified in soils or existing building materials, then additional sampling shall be performed prior to any construction activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors.</i> d. <i>Demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all applicable federal, state and local regulations.</i> 	<p>If potential contamination is encountered, conduct sampling and identification, and work protocols identified in Mitigation Measure 4.9-1.</p>	<p>Project applicant or its contractors</p>	<p>During construction</p>	<p>City of Sacramento Community Development Department</p>

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X. Hydrology and Water Quality					
<p>Storm Water Infrastructure. Additional surface water runoff from the proposed project could result in potentially significant impacts to the existing drainage system and could contribute to localized flooding hazards.</p>	<p>Mitigation Measure 4.7-1</p> <ol style="list-style-type: none"> 1) <i>The City of Sacramento shall review each development application within the Project Area for effects on drainage facility capacity. Each project reviewed shall identify the rate and amount of surface water runoff generated by proposed development and the effects on drainage facility capacity. Modifications to existing facilities and new facilities to regulate rate and volume of runoff released to Morrison Creek shall be identified, and each project shall pay a fair share portion of any improvement identified. Drainage facilities could include, but would not be limited to:</i> <ol style="list-style-type: none"> a. <i>The expansion or modification of existing storm drain facilities;</i> b. <i>Single-project detention basins; or;</i> c. <i>The preservation of natural drainage areas.</i> 2) <i>The City of Sacramento shall continue to coordinate with the United States Army Corps of Engineers and the County of Sacramento to assess the level of flood protection provided by the Morrison Creek Flood Control System.</i> 3) <i>The City of Sacramento shall participate in the development of alternatives to increase the capacity of the Morrison Creek Flood Control System to accommodate existing flows, and flows which would result from future development. These alternatives may include, but are not limited to, the following:</i> <ol style="list-style-type: none"> a. <i>Raising levees;</i> b. <i>Channel widening;</i> c. <i>Floodwalls; and</i> d. <i>Detention basins.</i> 	<p>Project rate and amount of surface water runoff generated by proposed project.</p> <p>Review and identify necessary improvements to drainage systems or fair share fee requirements for offsite improvements.</p>	<p>Project applicant.</p> <p>City of Sacramento</p>	<p>Prior to approval of site plan and design review</p>	<p>City of Sacramento Community Development Department</p>

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<p>Water Quality - Surface Runoff (Cumulative). Public activities and private development occurring as a result of Redevelopment Plan implementation could increase storm runoff peak flows and volumes, altering the existing receiving water quality.</p>	<p>Mitigation Measure 4.7-4</p> <p><i>The Redevelopment Agency shall require that each redevelopment project include as part of the project design Best Management Practices, approved by the City's Utilities Department and in compliance with the City's NPDES permit, which mitigate for urban contaminants in storm water runoff.</i></p>	<p>Incorporate Best Management Practices for mitigating urban contaminants in stormwater.</p>	<p>Project applicant</p>	<p>Prior to approval of site plan and design review</p>	<p>City of Sacramento Community Development Department</p>
<p>XII. Public Services</p>					
<p>Police Protection Services. Implementation of the Project could increase the degree of industrial and commercial development in the Department's service area, thereby increasing the demand for police protection services.</p>	<p>Mitigation Measure 4.8-2</p> <p><i>Prior to final approval, all public agency projects included as part of the Project and any agency sponsored private development projects shall be required to submit conceptual plans to the Police Department for review of adequate safety in project design. The public or private entity shall work with the Police Department to include measures such as Crime Prevention through Environmental Design (CPED) in final development plans. Typical CPED design criteria include adequate lighting, commercial visibility, and the encouragement of proprietary responsibility.</i></p>	<p>Submit conceptual plans to the Sacramento Police Department</p> <p>Incorporate SPD recommendations into project design.</p>	<p>Project applicant and SPD.</p>	<p>Prior to approval of site plan and design review</p>	<p>City of Sacramento Community Development Department</p>