CHAPTER 4
Mitigation Monitoring Plan

4.1 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 Innovation Park Planned Unit Development (PUD) project. The intent of the MMP is to track and successfully implement the Mitigation Measures identified within the Draft Environmental Impact Report (EIR) for this project.

4.2 Mitigation Measures

The Mitigation Measures are taken from the Innovation Park PUD EIR and are assigned the same number as in the Draft EIR. 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.

4.3 MMP Components

The components of the attached table, which contains applicable Mitigation Measures, are addressed briefly, below.

Impact: This column identifies the impact stated in the Draft EIR.

Mitigation Measure: All Mitigation Measures that were identified in the Innovation Park PUD EIR are presented, as revised in the Final EIR, 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.

Component: This column identifies the relevant component of the proposed project to which the Mitigation Measure applies. The Mitigation Measure may apply to the entire PUD area, or individually to the California Northstate University (CNU) Medical Center. If only the PUD is listed in this column, the measure does not apply to CNU (and vice versa). More than one project component may be identified.

Implementing Party: This item identifies the entity that will undertake the required action; this may be the project proponent or some other future project proponent.

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.

TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.1 Aesthetics, Light, and Glare						
4.1-2: Development allowed under the proposed project would create a new source of substantial light.	**4.1-2** For each individual development project proposed within the project area, a signage and lighting design plan will be implemented, as approved in the City's Site Plan and Design Review process, to ensure that all outdoor lighting within the project area is designed to minimize lighting that is misdirected, excessive, or unnecessary by requiring light for development to be directed downward to minimize spill-over onto adjacent properties consistent with General Plan Policy ER 7.1.3.	Implement the signage and lighting design plan as approved by the City's Site Plan and Design Review process.	PUD, CNU	Project proponent	During construction following approval of site plan and design review.	City of Sacramento Community Development Department
4.2 Air Quality						
4.2-2: Construction activities associated with development under the proposed project could result in a short-term emissions increase of NO_x, PM_{10}, and $PM_{2.5}$, for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	**4.2-2(a)** SMAQMD considers the following Basic Construction Emissions Control Practices feasible for controlling fugitive dust from a construction site. The practices also serve as BMPs that can be incorporated as part of individual projects proposed under the proposed project, allowing the use of the non-zero particulate matter significance thresholds. These emissions control practices shall be included either as Conditions of Approval (COA) or in a Mitigation Monitoring and Reporting Program (MMRP) to require implementation during project construction: 1. Control of fugitive dust is required by District Rule 403 and enforced by District staff. 2. 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. 3. Cover or maintain at least 2 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. 4. 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. 5. Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). 6. All roadways, driveways, sidewalks, and 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.	Implement SMAQMD Basic Construction Emissions Control Practices identified in Mitigation Measure 4.2-2(a).	PUD, CNU	Project proponent	During construction.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)
	4.2-2(b) Proponents for individual projects constructed under the proposed project shall require construction contractors to implement the following SMAQMD Exhaust Control Practices for diesel-powered fleets working at construction sites: 1. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to two minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.	Include SMAQMD Exhaust Control Practices listed in Mitigation Measure 4.2-2(b) on Grading and Construction Plans.	PUD, CNU	Project proponent	Prior to issuance of demolition permit or grading permit.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)

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	2. 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]. 3. 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.					
	4.2-2(c) The following measures related to the use of low-emission construction equipment shall be implemented for individual projects constructed under the Innovation Park PUD, including the CNU Medical Center: 1. Proponents for individual projects constructed under the Innovation Park PUD, including the CNU Medical Center, shall require construction contractors to provide a plan for approval by the SMAQMD that demonstrates that all heavy-duty off-road equipment used for construction activities shall be equipped with the most effective Verified Diesel Emissions Control Strategies (VDECS) available for the engine type. In this case, the best available VDECS would be implementation of Tier 4F engines as certified by CARB and USEPA. The equipment shall be properly maintained and tuned in accordance with manufacturers' specifications. This would be verified through an equipment inventory submittal and certification plan submitted to the SMAQMD. 2. The plan shall have two components: an initial report submitted before construction, and a final report submitted at the completion. 3. The initial report shall be submitted at least four business days prior to construction activity using the SMAQMD's Construction Mitigation Tool (available at http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation) and shall provide project information and construction company information and include the equipment type, horsepower rating, engine model year, projected hours of use, and the CARB equipment identification number for each piece of equipment to be used. All owned, leased, and subcontracted equipment to be used shall be included. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. 4. The final report shall be submitted 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. 5. Emissions from all off-road diesel-powered equipment used within the project area shall not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual	Implement the practices described in Mitigation Measure 4.2-2(c) for low-emission construction equipment.	PUD, CNU	Project proponent	Prior to approval of grading or improvement plans and/or during and following construction, as applicable.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)

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	survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed, as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this measure shall supersede other SMAQMD or state rules or regulations. 6. If at the time of granting of each building permit, the SMAQMD has adopted a regulation applicable to construction emissions, compliance with the regulation may completely or partially replace this mitigation. Consultation with the SMAQMD prior to construction will be necessary to make this determination.					
	4.2-2(d) City approval of any grading or improvement plans for individual projects proposed under the Innovation Park PUD (including the CNU Medical Center) shall include the following SMAQMD Enhanced Fugitive Dust Control Practices: Soil Disturbance Areas 1. Water exposed soil with adequate frequency for continued moist soil. However, do not overwater to the extent that sediment flows off the site. 2. Suspend excavation, grading, and/or demolition activity when wind speeds exceed 20 mph. 3. Install wind breaks (e.g., plant trees, solid fencing) on windward side(s) of construction areas. 4. Plant vegetative ground cover (fast-germinating native grass seed) in disturbed areas as soon as possible. Water appropriately until vegetation is established. Unpaved Roads (Entrained Road Dust) 1. Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site. 2. Treat site accesses to a distance of 100 feet from the paved road with a 6- to 12-inch layer of wood chips, mulch, or gravel to reduce the generation of road dust and road dust carryout onto public roads. 3. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of the District shall also be visible to ensure compliance	Include SMAQMD Enhanced Fugitive Dust Control Practices on grading or improvement plans as described in Mitigation Measure 4.2-2(d). Incorporate protocol described below for soil disturbance areas and unpaved roads.	PUD, CNU	Project proponent	Prior to approval of grading or improvement plans.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)
	4.2-2(e) If implosion is chosen as the method of demolition for the arena, a Construction Air Quality Management Plan shall be submitted to SMAQMD which details the control measures that would be implemented to reduce impacts from implosion of the arena. The plan shall include but not be limited to the following measures: 1. Demarcation and maintenance of an adequate exclusion zone around the arena for as long as safety requirements warrant before and after the implosion. The extent of the exclusion zone shall be informed by a project-specific study that takes into account the noise, air quality, vibration, safety, and seismic impacts of the planned implosion based on the size of the arena and the amount of explosives used.	Include Construction Air Quality Management Plan containing measures listed in Mitigation Measure 4.2-2(e) if implosion is chosen as the method of demolition.	PUD, CNU	Project Proponent	Prior to demolition if implosion is chosen.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)

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	2. All land uses within the exclusion zone shall be notified in advance of the planned implosion, with reminders sent out a week before. Notifications shall include the date and time of the planned implosion, the extent of the exclusion zone, information on street closures, and the duration for which the exclusion zone and street closures will be maintained. Occupants of all land uses within the exclusion zone shall be advised to stay indoors with HVAC systems, windows, and doors closed for the duration of the implosion. 3. The same information shall also be posted as signs around the project area boundary, along with the name and telephone number of a complaint coordinator to contact with questions and complaints.	Provide advance notice of planned implosion with reminders sent out a week before. This information shall also be posted around the project area boundary.	PUD, CNU	Project proponent	One week prior to demolition if implosion is chosen.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)
	4. Transportation and temporary relocation shall be provided to sensitive receptors located within 0.25 mile of the arena.	Provide transportation and temporary relocation for receptors within 0.25 miles.	PUD, CNU	Project proponent	Prior to demolition if implosion is chosen.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)
	5. To prevent hazardous materials from getting airborne during demolition or debris removal, recyclable (plumbing and ventilation) and hazardous materials (asbestos and lead) shall be removed from the structure before implosion. 6. Implosion shall be timed with favorable meteorological conditions, such as light precipitation with winds in the direction of sparse population. 7. Adequately wet the structure before, during, and after the implosion to reduce suspended dust. Settled dust shall be suppressed with water and vacuum street cleaners. 8. Use barricades and berms at ground level to control debris and dust. 9. Use dust controlling misters and street sweepers during cleanup of the debris following the implosion.	Incorporate the practices described in Mitigation Measure 4.2-2(e) on the project site.	PUD, CNU	Project proponent	Prior to demolition if implosion is chosen, and cleanup after implosion.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)
4.2-4: Development allowed under the proposed project (including the CNU Medical Center) would expose sensitive receptors to substantial pollutant concentrations.	**4.2-4** Proponents for individual projects constructed under the proposed Innovation Park PUD, including the proposed CNU Medical Center, shall require construction contractors to implement the following measures to reduce health risks from diesel-powered fleets working at construction sites: 1. Implement Mitigation Measure 4.2-2(c), Implement Measures to Ensure the Use of Low-Emission Construction Equipment, for all project-related construction activities. 2. Restrict construction activities to the daytime and evening hours between 7 a.m. and 10 p.m., except for limited circumstances requiring nighttime construction (e.g., elongated concrete pours, on-street movement of large construction equipment), which may be allowed in accordance with Sacramento City Code section 8.68.080.	Incorporate the practices described in Mitigation Measure 4.2-4 when working on construction sites.	PUD, CNU	Project proponent	Prior to approval of grading or improvement plans and during construction.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)
4.2-5: Construction activities associated with development under the proposed project (including the CNU Medical Center) could contribute to cumulative increases in short-term emissions.	**4.2-5** Implement Mitigation Measures 4.2-2(a) through 4.2-2(e).	See Mitigation Measures 4.2-2(a) through 4.2-2(e).	See Mitigation Measures 4.2-2(a) through 4.2-2(e).	See Mitigation Measures 4.2-2(a) through 4.2-2(e).	See Mitigation Measures 4.2-2(a) through 4.2-2(e).	See Mitigation Measures 4.2-2(a) through 4.2-2(e).

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4.2-7: Development allowed under the proposed project (including the CNU Medical Center) could cumulatively expose sensitive receptors to substantial pollutant concentrations.	**4.2-7** Implement Mitigation Measure 4.2-4.	See Mitigation Measure 4.2-4.	See Mitigation Measure 4.2-4.	See Mitigation Measure 4.2-4.	See Mitigation Measure 4.2-4.	See Mitigation Measure 4.2-4.
4.3 Biological Resources						
4.3-1: Construction under the proposed Innovation Park PUD project, including the CNU Medical Center, could result in the loss of potential foraging habitat for Swainson's hawk.	**4.3-1** Construction of development under the Innovation Park PUD would affect 41.83 acres. To compensate for the permanent loss of 41.83 acres of Swainson's hawk foraging habitat, any future development project allowed under the Innovation Park PUD within suitable foraging habitat for Swainson's hawk shall preserve CDFW-approved foraging habitat for Swainson's hawk, or shall purchase Swainson's hawk foraging habitat mitigation credits at a CDFW-approved mitigation bank, at a minimum 1:1 ratio, which is double the mitigation ratio required by the NBHCP. Before purchase of credits at a mitigation bank and/or acquisition of mitigation land, the ratio and location of the mitigation shall be subject to approval by CDFW, USFWS, and/or the City's NBHCP Designee. This mitigation shall be implemented by the project proponent before the City's issuance of grading permits or of wrecking permits, whichever comes first, for any work in suitable Swainson's hawk foraging habitat. In addition, because of the limited availability of mitigation lands in the Natomas Basin, mitigation of impacts on Swainson's hawk foraging habitat shall not reduce the availability of needed mitigation lands for development subject to the NBHCP.	Preserve CDFW-approved foraging habitat under future Innovation Park PUD projects or purchase habitat mitigation credits.	PUD, CNU	Project proponent	Prior to issuance of grading permits or wrecking permits, whichever comes first.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS)
4.3-2: Construction under the proposed Innovation Park PUD project, including the CNU Medical Center, could result in the loss of potential nesting habitat for special-status bird species and other sensitive and/or protected bird species.	**4.3-2(a)** Construction activities associated with clearing and grubbing, tree removal, demolition of buildings or other structures (including potential demolition by implosion), and removal of riparian woodland/filling of the pond shall occur outside of the nesting season that encompasses all birds (September 16 through January 31), unless the following measures are complied with. If vegetation removal begins during the nesting season (February 1 to September 15), the project proponent shall retain a qualified biologist to conduct a preconstruction survey for active nests in suitable nesting habitat within 500 feet of the construction area for nesting raptors and migratory birds. If removal of riparian woodland/filling of the pond begins during the non-nesting season (September 15 to January 31), the project applicant shall retain a qualified biologist to conduct a preconstruction survey for active rookery use within the riparian woodland/pond. The preconstruction survey shall be conducted within five days before the start of ground-disturbing activities. If the preconstruction survey shows that there is no evidence of active nests or active rookery use, a letter report shall be submitted to the City for its records within 14 days of the survey and no additional measures are required. If construction activities do not begin within five days of the preconstruction survey, or if construction halts for more than five days, an additional preconstruction survey is required within five days of the initiation or re-initiation of construction activities.	Conduct nesting and rookery surveys prior to tree removal. Conduct any tree removal and construction activities according to the protocol described in Mitigation Measure 4.3-2(a). Include tree removal timing and/or tree protection requirements on Grading and Construction Plans.	PUD, CNU	Project proponent	Between February 1 and September 15, conduct nesting surveys no more than five days before ground-disturbing activities. Between September 15 and February 1, conduct rookery use surveys no more than five days before ground-disturbing activities.	City of Sacramento Community Development Department, California Department of Fish and wildlife (CDFW), US Fish and Wildlife Service (USFWS)

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	If active nests are found during the survey, the project proponent shall implement Mitigation Measures to ensure that the species will not be adversely affected, which will include establishing a no-work buffer zone, as approved by the City in consultation with the CDFW and/or USFWS, around the active nest. Measures will include, but not be limited to: 1. The project proponent shall maintain a sufficient buffer around the active nest to ensure impacts to nests are avoided. The buffer size shall be determined in consultation with a qualified biologist based on site-specific conditions such as proximity to novel stimuli, natural shielding, etc. The minimum buffer size should be no less than a 500-foot buffer around each active raptor nest and a 100-foot buffer around the black-crowned night heron and cattle egret rookery (during nesting season); however, larger buffers may be needed depending on the sensitivity of any birds onsite. No construction activities shall be permitted within this buffer. For other nesting migratory and passerine birds, a no-work buffer zone shall be established around the active nest, as determined by the City in consultation with a qualified biologist, CDFW and/or USFWS. The no-work buffer may vary depending on species and site-specific conditions, as determined by the City in consultation with a qualified biologist, CDFW and USFWS.	Establish minimum 500-foot buffer around active raptor nest. Establish minimum 100-foot buffer around black-crowned night heron (during nesting season). Establish minimum 100-foot buffer around cattle egret rookery (during nesting season). Establish no-work buffer depending on species and site-specific conditions as determined by the City for other active nests.	PUD, CNU	Project proponent	Establish buffer no more than five days before construction activities.	City of Sacramento Community Development Department, California Department of Fish and wildlife (CDFW), US Fish and Wildlife Service (USFWS)
	2. Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without affecting the breeding effort. In this case (to be determined on a case-by-case basis), a qualified biologist shall monitor the nest(s) during construction within the buffer. If, in the professional opinion of the monitor, the project would affect the nest, the biologist shall immediately inform the construction manager and the project proponent shall notify the City's Planning Director. The construction manager shall stop construction activities within the buffer until the nest is no longer active. Completion of the nesting cycle shall be determined by the qualified biologist. If construction begins outside of the migratory bird breeding season (February 1 through August 31), the proponent is permitted to continue construction activities in the existing active construction footprint. However, an additional nesting bird survey shall be conducted if construction is expected to extend outside of the active construction footprint and the applicant is required to comply with bird protection measures of the Migratory Bird Treaty Act and the California Fish and Game Code, regardless of the time of year.	Monitor nesting activity within the buffer.	PUD, CNU	Project proponent	Monitor active nests through construction of each applicable development project.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW)
	3. Mitigation Measure 4.7-1(a), item viii (see Section 4.7, Noise and Vibration), which requires employment of noise-reducing pile installation techniques, shall be implemented for construction activities that include pile driving.	Implement noise reduction techniques during pile driving	PUD, CNU	Project proponent	Prior to the start of ground-disturbing activities.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW)

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	If active rookery use is found outside the nesting season, the project proponent shall implement mitigation measures to ensure that the species will not be adversely affected, which will include establishing a no-work buffer zone, as approved by the City in consultation with a qualified biologist, CDFW and/or USFWS, around the active rookery. Measures will include, but not be limited to: 1. In consultation with a qualified biologist, CDFW and/or USFWS, the project proponent shall develop a rookery impact reduction plan (Plan). The Plan shall detail the use of the rookery site outside of nesting season, propose strategies for reducing impacts to resident birds, and to ensure take of the species does not occur. Such strategies could include but are not limited to: a. Limiting any vegetation impacts to daylight hours or when birds are away from the rookery site. b. Progressively pruning any actively used trees that are to be removed over the course of several days as to passively encourage use of other habitats. c. "Soft-start" initiation of project activities as means to not immediately flush birds using the rookery. "Soft-start" techniques could be implemented by starting lower impact work in the area first or having a small crew walk the area before initiating heavy equipment use. d. Establishing a no disturbance buffer around any onsite habitat to be protected (i.e., so birds could relocate from one side of the pond to another)	Conduct any tree removal and construction activities according to the protocol described in Mitigation Measure 4.3-2(a). Prepare and implement a rookery impact reduction plan if required. Include tree removal timing and/or tree protection requirements on Grading and Construction Plans.	PUD, CNU	Project proponent	Prior to activities that may impact the rookery.	City of Sacramento Community Development Department, California Department of Fish and wildlife (CDFW), US Fish and Wildlife Service (USFWS)
	4.3-2(b) 1. Preconstruction surveys for burrowing owls shall be conducted by a qualified biologist (as approved by CDFW) prior to construction activities within 500 feet of the annual grassland. For the purposes of burrowing owl, construction activities include mobilization, vegetation clearing operations, grading, including in areas where disturbance has occurred from construction prior to development. Surveys shall be conducted no more than 30 days and no less than 14 days before the start of construction activities. If construction activities are delayed for more than 30 days after the initial preconstruction surveys, a new preconstruction survey shall be required. All surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation.[1] (**Appendix D**). This mitigation shall be implemented by the project proponent.	Conduct preconstruction surveys within 500 feet of annual grassland.	PUD	Project proponent	Conduct survey no more than 30 days and no less than 14 days before the start of construction activities and any time construction activities are delayed for more than 30 days.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW)
	2. If burrowing owls are discovered within 500 feet of the disturbance footprint while construction is actively occurring during the nesting season, the CDFW-approved project biologist shall be notified immediately. The biologist shall establish a 500-foot no-work buffer. The biologist shall conduct daily check-in site visits for the first week to monitor the nest. After the first week, the biologist shall conduct two site visits per week to monitor the nest until the biologist verifies through non-invasive methods that either: (1) the owls have not begun egg-laying and incubation; or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival.	Upon discovery of burrowing owls within 500 feet during construction while in nesting season notify the CDFW approved project biologist. Establish 500-foot no work buffer and biologist will monitor going forward.	PUD	Project proponent	If burrowing owls are discovered while construction is occurring during nesting season.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW)

[1] California Department of Fish and Wildlife. 2012. *Staff Report on Burrowing Owl Mitigation.* Sacramento, CA.

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	4.3-2(c) 1. If construction activities are anticipated to begin during the Swainson's hawk nesting season (March 1 to September 15) in each year construction activities begin, a qualified biologist shall conduct a minimum of three preconstruction surveys during each of the two recommended survey periods in accordance with the 2000 Swainson's Hawk Technical Advisory Committee's (TAC's) Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley[2] (**Appendix D**). Construction activities include clearing and grubbing, tree removal, initial grading, removal of riparian woodland/filling of the pond, and noise and vibration associated with construction equipment. The table below provides the Swainson's Hawk TAC's survey periods: **Survey Period** / **Survey Time** / **Notes** I. January–March / All day / Optional II. March 20–April 5 / Sunrise–10 a.m.; 4 p.m.–sunset / III. April 5–April 20 / Sunrise–12 noon; 4:30 p.m.–sunset / IV. April 21–June 10 / Monitoring known nest sites only / Initiating surveys not recommended V. June 10–July 30 / Sunrise–12 noon; 4 p.m.–sunset / For example, if construction is anticipated to begin in May, three surveys would be conducted in Survey Period II and three surveys would be conducted in Survey Period III. All potential nest trees within 0.50 mile of the project footprint shall be visually examined for potential Swainson's hawk nests, as accessible. If no active Swainson's hawk nests are identified in or within 0.50 mile of the project area, a letter report documenting the survey methodology and findings shall be submitted to the City for their files within 14 days of the final survey for each year of construction. This mitigation shall be implemented by the project proponent before any project-related work in suitable nesting habitat.	Conduct preconstruction surveys within 0.50-mile of the project footprint according to the protocol described in Mitigation Measure 4.3-2(c).	PUD, CNU	Project proponent	Conduct surveys during each of the two recommended survey periods based on the start of construction activities in each year construction activities begin.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW)
	2. If active Swainson's hawk nests are found within 0.25 mile of construction activities, a survey report shall be submitted to CDFW, and an avoidance and minimization plan shall be developed for approval by CDFW before the start of construction. The avoidance plan shall identify measures to minimize impacts on the active Swainson's hawk nest, depending on the exact location of the nest. These measures shall include but not be limited to: a. All construction personnel shall receive a worker environmental awareness training program from a CDFW- and USFWS-approved biologist before the start of any construction activities.	If Swainson's hawk nests are found within 0.25 mile of construction activities, follow the protocol described under Mitigation Measure 4.3-2(c).	PUD, CNU	Project proponent	Prior to construction if there is a discovery of Swainson's hawk nests within 0.25 mile of construction activities.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW), US Fish and Wildlife Service (USFWS)

[2] Swainson's Hawk Technical Advisory Committee. 2000. *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley*. May 31, 2000.

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	b. A buffer zone and work schedule shall be established to avoid affecting the nest during critical periods. If possible, no work will occur within 0.25 mile of the nest while it is in active use. If work will occur within 0.25 mile of the nest, construction will be monitored by a qualified biologist on a daily basis to ensure that no work occurs which will result in take of Swainson's hawk. In consultation with the qualified biologist, the project applicant shall preclude all project activities within a minimum of 500 feet of the nest during sensitive periods of the breeding season such as incubation or within 10 days after hatching. If during consultation it is determined that implementation of the project as proposed may result in take of Swainson's hawk, the project may seek related take authorization as provided by the Fish and Game Code. c. A biological monitor shall conduct regular monitoring of the nest during construction activities. d. The biologist shall be allowed to halt construction activities if construction activities are disturbing the nest. The biologist will be able to halt construction until she/he has determined that the nest activity is resuming normal activity. Once the biologist determines that normal nesting behavior has resumed, construction activities may recommence. e. No plastic, monofilament, jute, or similar erosion control matting shall be placed within the project area when working within 200 feet of annual grassland or suitable nest sites. Possible substitutions include coconut coir matting, tackified hydroseeding compounds, or other material approved by CDFW and USFWS. f. Any trees containing an active Swainson's hawk nest shall be retained during project implementation. Retention of the nest tree includes prohibition of any project-related activity which may inadvertently damage the integrity of the nest tree or the nest structure, including any activities in the surrounding vicinity that occur outside the Swainson's hawk nesting season. If the nest tree cannot be retained, the project applicant and their qualified biologist shall consult with CDFW and demonstrate compliance with CESA. If during consultation it is determined that implementation of the project as proposed may result in take of Swainson's hawk, the project may seek related take authorization as provided by the Fish and Game Code. g. During construction activities and when feasible based on site conditions, all staging and storage areas, including vehicle parking and employee break area shall be located at least 1000 feet from an active Swainson's hawk nest. h. During construction activities, any night lighting used during project activities shall be directed away from the active nest or shielded to avoid disturbance of nesting behavior.					

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.3-3: Construction under the proposed project could result in impacts on special-status bat species.	**4.3-3** Construction activities associated with removal of landscape and riparian trees, demolition and potential implosion of the Sleep Train Arena building and associated infrastructure, and demolition of the foundation of the partially constructed baseball field and stadium shall occur between September 1 and April 30, which is outside of the breeding season for bat species, to the extent feasible. If removal of landscape and riparian trees begin during the breeding period for bats (May 1 through August 31), a qualified biologist shall conduct a preconstruction survey within five days prior to the scheduled tree removal. The biological shall inspect all trees containing crevices and the bark or cavities for evidence of sign (i.e. guano). If no sign is observed, a letter report shall be submitted to the City for its records within 14 days of the survey and no additional measures associated with tree removal are required. If tree removal does not begin within five days of the preconstruction survey, or if the removal of previously inspected trees halts for more than five days, an additional preconstruction survey is required within five days of the initiation or re-initiation of tree removal. If a maternity colony is observed within a tree, that tree shall not be removed until the breeding season has been completed. Alternatively, a qualified bat biologist may exclude individual day-roosting bats in consultation with CDFW, thereby allowing tree removal to continue after successful exclusion activities. If construction activities associated with the demolition and potential implosion of the Sleep Train Arena building and associated infrastructure within the CNU Medical Center and the demolition of the remnant baseball field foundation in the Innovation Park PUD are anticipated to occur during the breeding season (May 1 through August 31), a qualified biologist shall conduct a nighttime emergence survey no later than one-half hour before sunset and continue until at least 3 hours after sunset to allow for detection of both day- and night-roosting bats. The survey shall be conducted within five days of the scheduled implosion of the Sleep Train Arena building and associated infrastructure and the demolition of the remnant baseball field foundation. If any bats are observed emerging from any of the buildings or foundation, the building(s) or the foundation shall not be demolished until the breeding season has been completed.	During bat breeding season, conduct preconstruction surveys prior to removal of landscape and riparian trees. During bat breeding season, conduct nighttime emergence survey.	PUD, CNU PUD, CNU	Project proponent Project proponent	Conduct survey if removal of landscape and riparian trees begins during May 1 through August 31, within five days prior to the scheduled tree removal. Conduct survey if construction activities occur during breeding season, no later than one-half hour before sunset and continue for at least 3 hours after sunset. Conduct survey within five days of scheduled implosion and demolition.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW) City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW)

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.3-4: Vegetation clearing activities and initial grading under the proposed project could result in impacts on special-status plant species.	**4.3-4** A qualified plant biologist approved by CDFW shall conduct a preconstruction survey in the annual grassland for stinkbells (blooms March-June) within the project area including the CNU Medical Center and within the riparian woodland for Stanford's arrowhead (blooms May-November) within Innovation Park PUD (excluding the CNU Medical Center) during their blooming periods prior to vegetation clearing activities and initial grading. The survey will be conducted following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities.[3] If special-status plant species are found, the project proponent shall prepare a transplantation and monitoring plan in consultation with CDFW. The transplantation and monitoring plan will be subject to review and approval by CDFW before the start of any construction activities in the special-status plant species area. This plan will describe the intent and anticipated success of transplanting, and specify success criteria for transplanted plants and related long-term protection and management of transplanted plants. This mitigation shall be implemented by the project proponent.	Retain a qualified biologist to conduct preconstruction survey in the annual grassland for stinkbells and within the riparian woodland for Stanford's arrowhead following the protocol outlined in Mitigation Measure 4.3-4.	PUD, CNU (stinkbell survey only)	Project proponent	Prior to vegetation clearing activities and initial grading.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW)
4.3-5: Impacts to the lacustrine/freshwater emergent wetland within the Innovation Park PUD would have the potential to result in a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	**4.3-5(a)** Before the City issues a grading permit or demolition permit, whichever comes first, for any work in riparian and emergent wetlands or lacustrine habitats in the project area, the project proponent shall acquire all applicable permits. This includes acquiring a permit for dewatering activities in the event the pond needs to be dewatered before any impacts. These permits may include, but would not be limited to, a CWA Section 404 permit from USACE, a CWA Section 401 water quality certification from the Central Valley RWQCB, and/or a Section 1600 lake and streambed alteration agreement from CDFW.	Acquire all applicable permits necessary for any work in riparian and emergent wetlands or lacustrine habitats in the project area.	PUD	Project proponent	Prior to issuance of a grading permit or demolition permit, whichever comes first.	City of Sacramento Community Development Department. United States Army Corps of Engineers (USACE), CVRWQCB and CDFW
	4.3-5(b) The project proponent shall demonstrate that there is no net loss of wetlands and other waters of the United States and state-protected waters/wetlands from project construction. To ensure this, wetland mitigation shall be developed as a part of the permitting process as described in Mitigation Measure 4.3-5(a) above. Mitigation shall be provided before construction-related impacts on the existing wetlands occur. The exact mitigation ratio will be determined in consultation with USACE and/or CDFW, based on the type and value of the wetlands affected by the project, but the project shall compensate for affected wetlands at a ratio no less than 1:1. Compensation shall take the form of wetland preservation or creation in accordance with USACE and/or CDFW mitigation requirements, as specified in project permits. Preservation and creation will occur off-site through the purchase of credits at a USACE- and/or CDFW-approved mitigation bank and/or the acquisition of mitigation land. Because the project area is not subject to the NBHCP, mitigation of impacts on wetlands and other waters of the United States and state-protected waters/wetlands can occur outside of the Natomas Basin. Alternatively, although exempt from the NBHCP, the project proponent may also pay NBHCP fees	Incorporate wetland mitigation into the permitting process as described in Mitigation Measure 4.3-5(a). Compensate for affected wetlands at a ratio no less than 1:1 via off-site wetland preservation or creation through the purchase of credits at a USACE and/or CDFW-approved mitigation bank and/or acquisition of mitigation land.	PUD	Project proponent	Prior to when construction-related impacts on the existing wetlands occur.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW), US Army Corps of Engineers (USACE)

[3] California Department of Fish and Wildlife. 2018. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities.* Sacramento, CA.

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.3-6: Construction under the proposed Innovation Park PUD could result in a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS.	**4.3-6** The project proponent shall compensate for the removal of riparian woodland habitat at a minimum ratio of 3:1. Compensation shall take the form of preservation or creation in accordance with CDFW mitigation requirements, as required under project permits. Preservation and creation shall occur off-site through the purchase of credits at a USACE- and/or CDFW-approved mitigation bank, through the acquisition of mitigation land, or through the purchase of NBHCP fees.	Compensate for removal of riparian woodland habitat at a minimum ration of 3:1 via preservation or creation as outlined in Mitigation Measure 4.3-6.	PUD	Project proponent	Concurrent with what is required under project permits.	City of Sacramento Community Development Department, California Department of Fish and Wildlife (CDFW), US Army Corps of Engineers (USACE)
4.3-8: Construction under the proposed Innovation Park PUD and CNU Medical Center could result in removal of protected trees and conflict with City of Sacramento policies protecting trees.	**4.3-8(a)** Should trees occur within the project footprint associated with the Innovation Park PUD, the project proponent shall retain a certified arborist to conduct an arborist survey to inventory all trees within the footprint.	Retain a certified arborist who shall conduct an inventory survey of all trees within the footprint.	PUD	Project proponent	Prior to tree removing activities.	City of Sacramento Community Development Department
	4.3-8(b) Before the start of construction activities in the Innovation Park PUD and the CNU Medical Center involving any work that would remove protected trees as defined by Sacramento City Code Chapter 12.56, the proponent shall obtain a permit for the removal of protected trees. The project proponent shall comply with all conditions of any issued permit during construction.	Obtain a permit for the removal of protected trees and comply with all conditions of any issued permit during construction.	PUD, CNU	Project proponent	Prior to the start of construction activities involving removal of protected trees.	City of Sacramento Community Development Department
4.3-10: Construction under the proposed project, in combination with other cumulative development, would contribute to the cumulative harm to, or loss of nesting habitat for, special-status bird species and other sensitive and/or protected bird species.	**4.3-10** Implement Mitigation Measures 4.3-2(a) through 4.3-2(c).	See Mitigation Measures 4.3-2(a) through 4.3-2(c).	See Mitigation Measures 4.3-2(a) through 4.3-2(c).	See Mitigation Measures 4.3-2(a) through 4.3-2(c).	See Mitigation Measures 4.3-2(a) through 4.3-2(c).	See Mitigation Measures 4.3-2(a) through 4.3-2(c).
4.3-11: Construction under the proposed project, in combination with other cumulative development, would contribute to the cumulative loss of habitat, or impacts on bat species.	**4.3-11** Implement Mitigation Measure 4.3-3.	See Mitigation Measure 4.3-3.	See Mitigation Measure 4.3-3.	See Mitigation Measure 4.3-3.	See Mitigation Measure 4.3-3.	See Mitigation Measure 4.3-3.
4.3-12: Construction under the proposed Innovation Park PUD, in combination with other cumulative development, could contribute to the cumulative loss of special-status plant species.	**4.3-12** Implement Mitigation Measure 4.3-4.	See Mitigation Measure 4.3-4.	See Mitigation Measure 4.3-4.	See Mitigation Measure 4.3-4.	See Mitigation Measure 4.3-4.	See Mitigation Measure 4.3-4.
4.3-13: Construction under the proposed project, in combination with other cumulative development, would contribute to the cumulative loss of sensitive habitats, including protected wetland habitat as defined in Section 404 of the Clean Water Act, riparian vegetation, and state-protected waters/wetlands.	**4.3-13** Implement Mitigation Measures 4.3-5(a), 4.3-5(b), and 4.3-7(b).	See Mitigation Measures 4.3-5(a), 4.3-5(b), and 4.3-7(b).	See Mitigation Measures 4.3-5(a), 4.3-5(b), and 4.3-7(b).	See Mitigation Measures 4.3-5(a), 4.3-5(b), and 4.3-7(b).	See Mitigation Measures 4.3-5(a), 4.3-5(b), and 4.3-7(b).	See Mitigation Measures 4.3-5(a), 4.3-5(b), and 4.3-7(b).
4.3-14: Construction under the proposed project, in combination with other cumulative development, would contribute to the cumulative loss of locally protected trees.	**4.3-14** Implement Mitigation Measures 4.3-8(a) and 4.3-8(b).	See Mitigation Measures 4.3-8(a) and 4.3-8(b).	See Mitigation Measures 4.3-8(a) and 4.3-8(b).	See Mitigation Measures 4.3-8(a) and 4.3-8(b).	See Mitigation Measures 4.3-8(a) and 4.3-8(b).	See Mitigation Measures 4.3-8(a) and 4.3-8(b).

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.4 Cultural and Tribal Cultural Resources						
4.4-1: Construction of development allowed under the proposed project could affect previously unrecorded historical resources and unique archaeological resources.	**4.4-1(a)** A tribal cultural resources awareness brochure and training program for all personnel involved in project implementation shall be developed in coordination with interested Native American Tribes. The brochure shall be distributed and the training will be conducted by Native American representatives, or tribal monitors from culturally affiliated Native American Tribes, before any stages of project implementation and construction activities begin on the project site. The training may be done in coordination with the project archaeologist. The program will include relevant information regarding sensitive tribal cultural resources, applicable regulations and protocols for avoidance, and consequences of violating state laws and regulations. The program will describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential tribal cultural resources or archaeological resources are encountered. The program will underscore the requirement for confidentiality and culturally appropriate treatment of any find with cultural significance to Native Americans' tribal values. All operators of ground-disturbing equipment shall receive the training and sign a form that acknowledges receipt of the training.	Prepare a tribal cultural resources awareness brochure and training program, which all operators of ground-disturbing equipment shall receive.	PUD, CNU	Project proponent	Prior to any stages of project implementation and construction activities begin on the project site.	City of Sacramento Community Development Department
	4.4-1(b) 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 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 on cultural resources and tribal cultural resources. This may be accomplished, by several alternative means, including those listed below.	Cease work within 100 feet if discovery is made and notify the project's City representative	PUD, CNU	Project proponent	During ground-disturbing activities.	City of Sacramento Community Development Department
	• Construction will be planned to avoid tribal cultural resources, archaeological sites, and/or other cultural resources; cultural resources will be incorporated within parks, green space, or other open space; archaeological resources will be covered; a cultural resource will be deeded to a permanent conservation easement; or the project will use other preservation and protection methods agreeable to the consulting parties and regulatory authorities with jurisdiction over the activity.	Plan construction to avoid tribal cultural resources, archaeological sites, and/or other cultural resources.	PUD, CNU	Project proponent	Prior to construction.	City of Sacramento Community Development Department
	• Recommendations for avoidance of cultural resources and tribal cultural resources 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 cultural resources or tribal cultural resources, modification of the design to eliminate or reduce impacts on cultural resources or tribal cultural resources, or modification or realignment to avoid highly significant features within a cultural resource or tribal cultural resource.	Review recommendations for avoidance of cultural resources and tribal cultural resources. Invite interested Native American representatives from interested culturally affiliated Native American tribes to review and comment.	PUD, CNU	Project proponent	Prior to construction.	City of Sacramento Community Development Department

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	• Native American representatives from interested culturally affiliated Native American 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 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 interested culturally affiliated Native American tribes and tribes will be invited 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."	Install protective fencing outside the site boundary of discovered, avoidable cultural resource or tribal cultural resources. This will include a 100-foot buffer area. Protective fencing will be maintained throughout construction.	PUD, CNU	Project proponent	During ground-disturbing activities for individual applicable development projects.	City of Sacramento Community Development Department
	If a cultural resource or a tribal cultural resource cannot be avoided, the following performance standard shall be met before the continuance of construction and associated activities that may result in damage to or destruction of cultural resources or tribal cultural resources: • Each resource will be evaluated for California Register of Historical Resources eligibility through application of established eligibility criteria (California Code of Regulations Title 14, Section 15064.636), in consultation with consulting Native American Tribes, as applicable.	Evaluate a cultural resource or a tribal cultural resource that cannot be avoided for eligibility.	PUD, CNU	Project proponent	During ground-disturbing activities for individual applicable development projects.	City of Sacramento Community Development Department
	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 on the resource in accordance with PRC Section 21084.3. 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 invitation. 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 on 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.	Coordinate investigation of an eligible cultural resource or an eligible tribal cultural resource with a qualified archeologist and avoid damaging. Consult with interested culturally affiliated Native American tribes for recommendations. Submit a written report by the qualified archaeologist detailing site assessment, coordination activities, and management recommendations to the City representative.	PUD, CNU	Project proponent	During ground-disturbing activities for individual applicable development projects.	City of Sacramento Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	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 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.					
	If the City determines that the project may cause a significant impact on 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 on a tribal cultural resource or alternatives that would avoid significant impacts on 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: • 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 green space, 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: – 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.	Consider the protocol described in Mitigation Measure 4.4-1(b) if measures are not identified for a tribal cultural resource.	PUD, CNU	Project proponent	During ground-disturbing activities for individual applicable development projects.	City of Sacramento Community Development Department
4.4-2: Construction of development allowed under the proposed project could affect human remains.	**4.4-2** If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the following performance standards shall be met before implementing or continuing actions such as construction that 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 and a qualified archaeologist (meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology) 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]).	Cease work and notify the Sacramento County Coroner and a qualified archaeologist. Follow protocol for further notification including to the NAHC, if applicable. Contact the Native American Heritage Commission to identify the Most Likely Descendant, if applicable.	PUD, CNU	Project proponent	During ground-disturbing activities for individual applicable development projects.	City of Sacramento Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	If the human remains are of historic age and are determined by the Sacramento County Coroner to be not of Native American origin, the City will follow the provisions of 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 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 archaeologist and the NAHC-designated Most Likely Descendant, 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 Public Resources Code Section 5097.9 et seq.					
4.4-3: Construction of development allowed under the proposed project could affect tribal cultural resources.	**4.4-3** Implement Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.
4.4-4: Construction of development allowed under the proposed project, in combination with other development, could contribute to the cumulative loss or alteration of historic-era and indigenous archaeological resources and/or human remains in archaeological contexts.	**4.4-4** Implement Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.	See Mitigation Measures 4.2-1(a) and 4.2-1(b) and/or Mitigation Measure 4.4-2, as applicable.
4.6 Global Climate Change						
4.6-1: Construction of the proposed project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	**4.6-1a** Based on guidance from SMAQMD, the project proponents and/or construction contractors shall implement the following design features and on-site measures to reduce construction GHG emissions. i. Improve fuel efficiency from construction equipment: 1. Limit idling time either by shutting equipment off when not in use or reducing the time of idling to no more than 3 minutes (5 minute limit is required by the state airborne toxics control measure [Title 13, sections 2449(d)(3) and 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site. 2. 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. 3. All equipment operators shall be trained in the proper use of equipment in accordance with the equipment manufacturer's specifications. 4. Use the proper size of equipment for the job based on the professional experience of the construction contractor foreman.	Implement design features and on-site measures outlined in Mitigation Measure 4.6-1a for reduction of GHG emissions.	PUD, CNU	Project proponent	During site plan and design, and during construction.	City of Sacramento Community Development Department

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	5. Use equipment with new technologies (e.g., repowered engines, electric drive trains) where commercially available. Prior to the commencement of construction, any lack of availability shall be demonstrated with documentation from at least two heavy equipment providers in the greater Sacramento area. Such documentation shall be submitted to the City and SMAQMD.					
	The construction contractor shall retain a qualified expert to evaluate whether on-site material hauling with trucks equipped with on-road engines would be less emissive than trucks with off-road engines based on horsepower and emission factor. If it is determined to be less emissive, and confirmed by the City and SMAQMD, trucks with on-road engines shall be used for on-site material hauling.	Retain a qualified expert to evaluate what engine would be less emissive.	PUD, CNU	Project proponent	During site plan and design and during construction.	City of Sacramento Community Development Department
	iii. Use alternative fuels, such as propane or solar, for generators at construction sites or use electrical power. iv. Use a California Air Resources Board approved low carbon fuel for construction equipment. (Oxides of nitrogen emissions from the use of low carbon fuel must not be allowed to increase due to this measure.) v. Provide carpools, shuttle vans, transit passes, and/or secure bicycle parking for construction worker commutes. vi. Reduce electricity use in the construction office(s) by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones. vii. Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75 percent by weight). viii. Use locally sourced or recycled materials for construction materials (goal of at least 20 percent based on costs for building materials, and based on volume for roadway, parking lot, sidewalk, and curb materials). Wood products utilized should be certified through a sustainable forestry program. ix. Utilize a low carbon concrete option. x. Use SmartWay certified trucks for deliveries and equipment transport.	Implement design features and on-site measures outlined in Mitigation Measure 4.6-1a for reduction of GHG emissions.	PUD, CNU	Project proponent	During site plan and design.	City of Sacramento Community Development Department
	4.6-1b If full implementation of Mitigation Measure 4.6-1a is determined by a qualified expert retained by the project proponent(s) and verified by the City to not reduce construction emissions below the 1,100 metric tons CO_2e/year construction threshold, prior to the commencement of the construction activities for each calendar year, project proponent(s) shall provide the City documentation that verified carbon offset credits have been purchased and retired for their fair share of the metric tons CO_2e to offset project construction-related GHG emissions that would otherwise exceed the SMAQMD's construction significance threshold. Each project proponent's construction emissions calculations and estimates shall be prepared by a qualified expert and provided to the City for review and approval. The City will then determine each proponent's fair share of construction emissions within the Innovation Park PUD for that year based on the total City-approved project construction emissions estimates for the year. Each proponent will then be responsible for mitigating its fair share	Provide documentation of verified carbon offset credits being purchased to offset project construction related emissions that exceed SMAQMD's constriction significance threshold. Retain a qualified expert to verify this.	PUD, CNU	Project proponent	Prior to the commencement of the construction activities for each calendar year, and within 60 days of the City's approval of estimated emissions.	City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)

PUD = Planned Unit Development; CNU = California Northstate University

TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	of construction emissions that exceed the significance threshold. Within 60 days of City approval of the estimated emissions, the project proponent(s) shall provide verification to the City that carbon offset credits have been purchased for the amount identified by the City-approved emissions estimates. The carbon offset credits shall be from a registry approved by CARB,[4] and be quantified and verified using protocols that are consistent with the criteria identified in the California Code of Regulations, title 17, section 95972 – namely that they be real; permanent; quantifiable; verifiable; additional as defined by Health and Safety Code section 38562, subdivisions(d)(1) and (d)(2) and California Code of Regulations, title 17, section 95802, subdivision (a); and enforceable. In addition, any offsets originating outside California must have GHG emissions programs equivalent to, or more stringent than, California's cap and trade program.					
	4.6-1c As an alternative to implementation of Mitigation Measures 4.6-1a and/or 4.6-1b, if a demolition, grading, and/or building permit application for a project within the Innovation Park PUD area is submitted subsequent to the adoption of a City of Sacramento Climate Action Plan (CAP) that meets the requirements of CEQA Section 15183.5 (b), for tiering and streamlining the analysis of GHG emissions (i.e., CEQA-qualified GHG reduction plan), that project shall be designed, constructed, and operated in compliance with the CAP. The City shall document such compliance in written findings prior to the issuance of the building permit. To substantiate that the project construction complies with the requirements of the CAP, the proponent(s) shall provide the City with an analysis prepared by a qualified expert that identifies the requirements specified in the CAP that apply to construction of the project and, if those requirements are not otherwise binding and enforceable, the proponent(s) shall commit to incorporating those requirements as part of the project. Documentation of incorporation of requirements shall be submitted to the City and approved by the City prior to the commencement of construction activities and no additional mitigation shall be required.	Incorporate requirements under the City of Sacramento Climate Action Plan into construction plans for the project with assistance from a qualified expert as outlined in Mitigation Measure 4.6-1c.	PUD, CNU	Project proponent	During project design and if the City of Sacramento Climate Action Plan is adopted before a demolition, grading and/or building permit application for a project is submitted.	City of Sacramento Community Development Department
4.6-2: Operation of the proposed project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	**4.6-2a** Following guidance from SMAQMD, the project shall include the following design features and on-site measures to reduce operational energy emissions: i. Building electrification: Consistent with the Tier 1 BMPs and the City of Sacramento's recently adopted ordinance significantly limiting natural gas infrastructure in all new construction, all buildings other than the CNU Medical Center shall be designed to be 100 percent electric and to not include any natural gas appliances, including water heaters, clothes washers and dryers, HVAC systems, and stoves. ii. On-site measures to offset CNU Medical Center Natural Gas Combustion GHG Emissions: a. Install on-site roof-top solar PV panels or other on-site renewable energy on all buildings including the CNU Medical Center, subject to space availability.	Implement the design features and onsite measures for building electrification, on-site measures to offset CNU Medical Center Natural Gas Combustion GHG Emissions, and electric vehicles as described in Mitigation Measure 4.6-2a.	PUD, CNU	Project proponent	During site plan and design.	City of Sacramento Community Development Department

4 Currently, CARB-approved GHG offset registries include the Climate Action Reserve, the American Carbon Registry, and Verra (previously, Verified Carbon Standard)

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	b. Implement an all-electric food service facility where feasible. c. Use electric process equipment for pharmaceutical manufacturing where feasible. d. The CNU Medical Center hospital building shall be constructed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification. ii. Electric vehicle ready: Consistent with the SMAQMD Tier 1 BMPs and the City's recently adopted EV charging ordinance, the project shall meet the CALGreen Tier 2 standards for EV charging infrastructure, except all EV capable spaces shall instead be EV ready.[5] a. At least 20 percent of residential parking spaces and 10 percent of non-residential parking spaces will be EV ready. b. At least 22 percent of parking spaces will be dedicated to any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles.					
	4.6-2b If full implementation of Mitigation Measure 4.6-2a is determined by the project proponent(s) and verified by the City as infeasible, prior to the commencement of the project operations, the project proponent(s) shall provide documentation that includes a licensed engineer's estimate of the average annual natural gas combustion CO_2e emissions that have been deemed to be essential to operations due to infeasibility of electrification for certain components of the project for City review and approval. The documentation shall include criteria for the determination of infeasibility, including a demonstration of how project components will be designed to allow for future transition from fossil fuel combustion, such as pre-wiring for conversion to electric energy and ensuring ample accommodation for battery back-up or hydrogen storage. The documentation shall also include verification of purchase and retirement of credits to offset the natural gas combustion GHG emissions to net zero for each year of operations for the duration of the project's natural gas use, using verified carbon offset credits. The carbon offset credits shall be from a registry approved by CARB, and be quantified and verified using protocols that are consistent with the criteria identified in the California Code of Regulations, title 17, section 95972 – namely that they be real; permanent; quantifiable; verifiable; additional as defined by Health and Safety Code section 38562, subdivisions(d)(1) and (d)(2) and California Code of Regulations, title 17, section 95802, subdivision (a); and enforceable. In addition, any offsets originating outside California must have GHG emissions programs equivalent to, or more stringent than, California's cap and trade program. Within 120 days of City approval of the documented emissions estimates, the project proponent(s) shall provide evidence to the City that carbon offset credits have been purchased and retired for the purpose of offsetting the City-approved emissions estimates for the 40-year life of the project.	Provide estimate from a licensed engineer that average annual natural gas combustion emissions were essential to operations. Provide documentation for the purchase of credits to offset natural gas combustion GHG emissions to net zero for each year of operation.	PUD, CNU	Project proponent	Prior to the commencement of the project operations.	City of Sacramento Community Development Department

5 For the purposes of this Draft EIR, "EV ready" shall mean installation of parking spaces as defined by CALGreen Section 5.106.5.3.2, plus the installation of an electrical junction box or charging outlet at charging site.

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	4.6-2c As an alternative to implementation of Mitigation Measures 4.6-2a and/or 4.6-2b, if an occupancy permit application for a project within the Innovation Park PUD area is submitted subsequent to the adoption of a City of Sacramento Climate Action Plan (CAP), which meets the requirements of CEQA Section 15183.5 (b), for tiering and streamlining the analysis of GHG emissions (i.e., CEQA-qualified GHG reduction plan), that project shall be designed, constructed, and operated in compliance with the CAP. The City shall document such compliance in written findings prior to the issuance of the building permit. To substantiate that the project construction complies with the requirements of the CAP, the proponent(s) shall provide the City with an analysis prepared by a qualified expert that identifies the requirements specified in the CAP that apply to construction of the project and, if those requirements are not otherwise binding and enforceable, the proponent(s) shall commit to incorporating those requirements as part of the project. Documentation of incorporation of requirements shall be submitted to the City and approved by the City prior to the commencement of operations.	Incorporate requirements under the City of Sacramento Climate Action Plan into construction plans for the project with assistance from a qualified expert as outlined in Mitigation Measure 4.6-2c.	PUD, CNU	Project proponent	During project design if the City of Sacramento Climate Action Plan has been adopted	City of Sacramento Community Development Department
4.6-4: Implementation of the proposed project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions.	**4.6-4** Implement Mitigation Measures 4.6-1a through 4.6-1c and Mitigation Measures 4.6-2a through 4.6-2c.	See Mitigation Measures 4.6-1a through 4.6-1c and Mitigation Measures 4.6-2a through 4.6-2c.	See Mitigation Measures 4.6-1a through 4.6-1c and Mitigation Measures 4.6-2a through 4.6-2c.	See Mitigation Measures 4.6-1a through 4.6-1c and Mitigation Measures 4.6-2a through 4.6-2c.	See Mitigation Measures 4.6-1a through 4.6-1c and Mitigation Measures 4.6-2a through 4.6-2c.	See Mitigation Measures 4.6-1a through 4.6-1c and Mitigation Measures 4.6-2a through 4.6-2c.
4.7 Hazards and Hazardous Materials						
4.7-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials.	**4.7-1(a)** Before the start of ground-disturbing activities, including grading, trenching, or excavation, the project proponent shall conduct a Phase I Environmental Site Assessment in accordance with American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527), 40 Code of Federal Regulations (CFR) Section 312.1, Purpose, Applicability, Scope and Disclosure Obligations. The purpose of the Phase I assessment is to identify Recognized Environmental Conditions (RECs), as defined in the ASTM standard. The Phase I assessment shall include the following: • A review of governmental records to check for hazardous materials spills, releases, or violations that could affect the use of the property. • A site inspection to visually check for RECs • An interview of key personnel with knowledge of the historical and current uses of the property • A report documenting the findings, identifying any data gasps that affect the identification of RECs, and recommendations for further actions, as needed (e.g., sampling of onsite soil)	Conduct a Phase I Environmental Site Assessment as described in Mitigation Measure 4.7-1(a).	PUD, CNU	Project proponent	Prior to the start of ground-disturbing activities.	City of Sacramento Community Development Department

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	4.7-1(b) Before the start of ground-disturbing activities, including grading, trenching, or excavation, the project proponent shall require that the construction contractor(s) retain a qualified professional to prepare a site-specific health and safety plan (HASP) in accordance with regulations of the U.S. Occupational Safety and Health Administration (OSHA) (Code of Federal Regulations [CFR] Title 29, Section 1910.120 [29 CFR 1910.120]) and the California Occupational Safety and Health Administration (Cal/OSHA) (8 CCR Section 5192). The HASP shall be implemented by the construction contractor to protect construction workers, the public, and the environment during all ground-disturbing activities. HASPs shall be submitted to the Sacramento County Environmental Management Department (SCEMD) for review and approval, and any other applicable oversight regulatory agency for review before the start of construction activities and as a condition of the grading and/or construction permit(s). The HASP shall include, but not be limited to, the following elements: • Designation of a trained, experienced site safety and health supervisor who has the responsibility and authority to implement the site HASP. • A summary of all potential risks to demolition and construction workers and maximum exposure limits for all known and reasonably foreseeable site chemicals. These would include the OSHA and Cal/OSHA Permissible Exposure Limits, available at Permissible Exposure Limits—Annotated Tables (https://www.osha.gov/annotated-pels). • Specified personal protective equipment and decontamination procedures according to OSHA standards, if needed. • The requirement to prepare documentation showing that HASP measures have been implemented during construction (e.g., tailgate safety meeting notes with a signup sheet for attendees). • A requirement specifying that any site worker who identifies hazardous materials has the authority to stop work and notify the site's safety and health supervisor. • Emergency procedures, including the route to the nearest hospital. • Procedures to follow if evidence of potential soil contamination is encountered (such as soil staining, noxious odors, debris, or buried storage containers). These procedures shall be followed in accordance with hazardous waste operations regulations and specifically include, but not be limited to, immediately stopping work in the vicinity of the unknown hazardous materials release; notifying SCEMD; and retaining a qualified environmental firm to perform sampling and remediation. The remediation (i.e., cleanup) would be to existing regulatory action levels (e.g., ESLs and RSLs; see Section 4.7.1 Environmental Setting, Hazardous Materials for summary of regulatory action levels) acceptable to the overseeing regulatory agency (DTSC, RWQCB, or SCEMD depending on which agency has jurisdiction).	Retain a qualified professional to prepare a site-specific health and safety plan that includes the elements described in Mitigation Measure 4.7-1(b). The Health and Safety Plan will be implemented by the construction contractor during all ground disturbing activities.	PUD, CNU	Project proponent	Prior to the start of ground-disturbing activities.	City of Sacramento Community Development Department, US Occupational Safety and Health Administration (OSHA)

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	4.7-1(c) In support of the health and safety plan described in Mitigation Measure 4.7-1(b), the project proponent for the specific work proposed shall develop and require that its contractor(s) develop and implement a site management plan (SMP) for the management of soil and groundwater before any ground-disturbing activity. The SMP may be prepared for the entire project area, for groups of parcels, or for individual parcels. In any case, all such parcels shall be covered by such a plan. Each SMP shall include the following, at a minimum: • Site description, including the hazardous materials that may be encountered. • Roles and responsibilities of on-site workers, supervisors, and the regulatory agency. • Training for site workers focused on the recognition of and response to encountering hazardous materials (see Section 4.7.1 Environmental Setting, Hazardous Materials for summary of regulatory action levels). • Protocols for the testing, handling, removal, transport, and disposal of all excavated soil and dewatering effluent in a safe, appropriate, and lawful manner. • Reporting requirement to SCEMD, documenting that site activities were conducted in accordance with the SMP.	Develop and require contractor(s) to implement a site management plan for the management of soil and groundwater which includes the details described in Mitigation Measure 4.7-1(c).	PUD, CNU	Project proponent	Prior to any ground-disturbing activity.	City of Sacramento Community Development Department
	SMPs for parcels with soil or groundwater containing chemicals above environmental screening levels for the proposed land use shall be submitted to the regulatory agency with jurisdiction (i.e., California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, or SCEMD) for review as a condition of the grading and/or construction permit(s). The contract specifications shall mandate full compliance with all applicable federal, state, and local regulations related to the identification, transportation, and disposal of hazardous materials. Regulatory environmental screening levels include the ESLs and RSLs	Submit soil or groundwater containing chemicals above environmental screening levels to the appropriate regulatory agency for review.	PUD, CNU	Project proponent	Prior to any ground-disturbing activity.	City of Sacramento Community Development Department. CDTSC, CVRWQCB and SCEMD
	For work that would encounter groundwater, contractors shall include a groundwater dewatering control and disposal plan in the SMP, specifying how groundwater (dewatering effluent) will be handled and disposed of in a safe, appropriate, and lawful manner, should any be encountered. The groundwater portion of the SMPs shall include the following information, at a minimum: • The locations at which groundwater dewatering is likely to be required. • Testing methods to analyze groundwater for hazardous materials. • Appropriate treatment and/or disposal methods. • A discussion of discharge to a publicly owned treatment works or the stormwater system, in accordance with any regulatory requirements the treatment works may have, if this effluent disposal option is to be used.	Include a groundwater dewatering control and disposal plan for safe, appropriate handling of groundwater as described in Mitigation Measure 4.7-1(c).	PUD, CNU	Project proponent	Prior to any ground-disturbing activity.	City of Sacramento Community Development Department

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.7-4: The proposed project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	**4.10-5** See Section 4.10, Transportation and Circulation, Impact 4.10-5, for the text of this Mitigation Measure. This measure, which would be required as a condition of permitting, would manage the movement of vehicles. The construction traffic plan would include measures to ensure that traffic, including emergency vehicles, would be able to reach the residential and commercial properties that surround the project area.	Include a construction traffic plan as described in Section 4.10, Transportation and Circulation, Impact 4.10-5.	PUD, CNU	Project proponent	Prior to construction.	City of Sacramento Community Development Department
4.7-5: The proposed project, in combination with other cumulative development, would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials.	**4.7-5** Implement Mitigation Measures 4.7-1(a) through 4.7-1(c).	See Mitigation Measures 4.7-1(a) through 4.7-1(c).	See Mitigation Measures 4.7-1(a) through 4.7-1(c).	See Mitigation Measures 4.7-1(a) through 4.7-1(c).	See Mitigation Measures 4.7-1(a) through 4.7-1(c).	See Mitigation Measures 4.7-1(a) through 4.7-1(c).
4.7-8: The proposed project, could, in combination with other cumulative development, impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	**4.7-8** Implement Mitigation Measure 4.10-5 (under impact 4.7-4).	See Mitigation Measure 4.10-5 (under impact 4.7-4).	See Mitigation Measure 4.10-5 (under impact 4.7-4).	See Mitigation Measure 4.10-5 (under impact 4.7-4).	See Mitigation Measure 4.10-5 (under impact 4.7-4).	See Mitigation Measure 4.10-5 (under impact 4.7-4).
4.8 Noise and Vibration						
4.8-1: Construction activities for the proposed project would result in substantial temporary or periodic increases in ambient noise levels in the area.	**4.8-1(a)** Proponents for individual projects proposed under the Innovation Park PUD shall require construction and demolition contractors to prepare and implement a construction noise reduction plan, to be included in all grading, demolition, and construction plans, that implements the following construction noise reduction measures during demolition, grading, and construction activities. These plans shall be submitted to the City of Sacramento Community Development Department to be included either as Conditions of Approval (COA) or in a Mitigation Monitoring and Reporting Program (MMRP):	Implement a construction noise reduction plan that includes the details described under Mitigation Measure 4.8-1(a).	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit.	City of Sacramento Community Development Department
	1. Consistent with Section 8.68.080 of the City of Sacramento Noise Control Ordinance, demolition and construction activities shall occur only between 7:00 a.m. and 6:00 p.m. Monday through Saturday and between 9:00 a.m. and 6:00 p.m. on Sundays.	Construction activities shall only occur during the hours specified or be evaluated on a case-by-case approval basis.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit	City of Sacramento Community Development Department
	2. Any demolition or construction activity proposed to occur outside of the designated hours listed above shall be evaluated on a case-by-case basis and shall only be allowed with the prior written authorization of the City's Building Services Division. Such activities shall not exceed a period of three days.					
	3. All equipment and trucks used for demolition and construction shall be equipped with the best available noise control techniques (e.g., improved mufflers, redesigned equipment, intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds).	Implement best available noise control techniques for all equipment and trucks.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit.	City of Sacramento Community Development Department

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	4. Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for demolition and construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA.					
	5. Stationary noise sources shall be located as far from adjacent receptors as possible and shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.	Stationary noise sources should be located as far away from receptors.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit.	City of Sacramento Community Development Department
	6. Temporary noise barriers or shielding shall be erected for construction work involving heavy-duty construction equipment if the other noise reduction methods are not effective or possible and if occurring within 300 feet of receptors for an extended period of time (more than two weeks).	Implement temporary noise barriers to shield construction sites from sensitive uses.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit.	City of Sacramento Community Development Department
	7. Advance notice shall be provided to all noise sensitive receptors located within 300 feet of demolition and construction activities by mail at least fourteen days before the beginning of construction activity. Notice will include the approximate start date and duration of construction activities.	Provide advance notice to all noise sensitive receptors within 300 feet of demolition.	PUD, CNU	Project proponent	At least 14 days prior to beginning of construction activity.	City of Sacramento Community Development Department
	8. Noise-reducing pile installation techniques shall be employed during construction for projects requiring installation of piles. These techniques shall include: – Installing cast-in-place concrete piles. Noise from auger drilling is 17 dBA less than noise from an impact pile driver. – Vibrating piles into place and installing shrouds around the pile-driving hammer where feasible. – Installing intake and exhaust mufflers on pile-driving equipment. – Implementing “quiet” pile-driving technology (such as pre-drilling piles and using more than one pile driver to shorten the total duration of pile driving). – Using cushion blocks to dampen impact noise. Cushion blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a piling during installation to minimize noise generated when driving the pile. Materials typically used for cushion blocks include wood, nylon, and micarta (a composite material).	Implement noise reduction pile installation techniques during installation of piles.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit.	City of Sacramento Community Development Department
	4.8-1(b) If implosion is chosen as the method for demolishing the Sleep Train Arena building, the construction noise reduction plan discussed in Mitigation Measure 4.8-1(a) shall include measures to reduce noise impacts from implosion on receptors in the vicinity. Measures shall include but not be limited to the following:	Implement protocol outlined in mitigation Measure 4.8-1(b) if implosion is chosen.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit if implosion is chosen for demolition of the Sleep Train Arena building.	City of Sacramento Community Development Department

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	1. A detailed project-specific study shall be conducted that assesses the impacts of imploding the arena, including safety, air quality, noise, vibration, and seismic impacts, based on the size of the arena and the amount of explosives used. An independent third-party engineering consultant that specializes in seismic monitoring shall measure ground vibration levels on the day of the event to verify that the implosion goes as planned.	Conduct a detailed project-specific study, including monitoring by an independent third-party engineering consultant.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit if implosion is chosen for demolition of the Sleep Train Arena building.	City of Sacramento Community Development Department
	2. An adequate exclusion zone around the arena, as determined by the project-specific feasibility study mentioned above, shall be demarked and maintained for as long as safety requirements warrant before and after the implosion.	Implement an exclusion zone around the area in accordance with the project-specific study.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit if implosion is chosen for demolition of the Sleep Train Arena building.	City of Sacramento Community Development Department
	3. All land uses within the exclusion zone shall be notified by mail 30 days in advance of the planned implosion, with reminders sent out a week before. Notifications shall include the date and time of the planned implosion, the extent of the exclusion zone, information on street closures, and the amount of time the exclusion zone and street closures will be maintained. Occupants of land uses within the exclusion zone shall be advised to stay indoors with windows and doors closed for the duration of the implosion. 4. The same information shall also be posted as signs around the project area boundary, along with the name and telephone number of a complaint coordinator to contact with questions and complaints.	Provide notification to land uses within the exclusion zone and provide information around the project area boundary.	PUD, CNU	Project proponent	30 days prior to planned implosion, with reminders sent out a week before.	City of Sacramento Community Development Department
	5. Transportation and temporary relocation to a to-be-determined site shall be provided to sensitive receptors located within 0.25 miles of the arena building. Sensitive receptors will be returned to their original locations following completion of the planned implosion.	Provide transportation and temporary relocation to sensitive receptors within 0.25 miles.	PUD, CNU	Project proponent	Prior to issuance of demolition or grading permit if implosion is chosen for demolition of the Sleep Train Arena building.	City of Sacramento Community Development Department
4.8-2: Construction activities for the proposed project could expose persons to or generate excessive groundborne noise or groundborne vibration levels.	**4.8-2** Before any extreme vibration-generating construction activities (e.g., impact pile driving, vibratory pile driving, and other activities generating vibration greater than 90 VdB), CNU and future developers under the PUD shall submit a construction vibration management plan prepared by a qualified acoustical consultant for City review and approval by the City of Sacramento Community Development Department that contains a set of site-specific attenuation measures or engineering alternatives to reduce construction impacts associated with extreme vibration generating activities to 80 vdB or less at the nearest residences or sensitive receptors. CNU shall require its construction contractor(s) to implement the approved plan during construction. Potential measures include, but are not limited to, the following: 1. Implementing “alternative” pile installation technology that also reduces vibration (such as pre-drilling of piles), where feasible, in consideration of geotechnical and structural requirements and conditions. 2 Installing cast-in-place concrete piles. 3. Vibrating piles into place where feasible.	Implement a construction vibration management plan prepared by a qualified acoustical consultant for the City to review and approve. Incorporate the potential measures outlined in Mitigation Measure 4.8-2.	PUD, CNU	Project proponent	Prior to any extreme vibration generating activities.	City of Sacramento Community Development Department

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	4. Notifying property owners and occupants located within 300 feet of the construction activities at least 14 calendar days before the start of extreme noise- and vibration-generating activities. Before providing the notice, CNU shall submit to the City of Sacramento Community Development Department for review and approval a list of the proposed type and duration of extreme noise- and vibration-generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise- and vibration-generating activities and describe the attenuation measures to be implemented.	Provide notice to property owners and occupants within 300 feet of the construction.	PUD, CNU	Project proponent	At least 14 days prior to the start of extreme noise and vibration generating activities.	City of Sacramento Community Development Department
	Implement Mitigation Measure 4.8-1(b)	See Mitigation Measure 4.8-1(b)	See Mitigation Measure 4.8-1(b)	See Mitigation Measure 4.8-1(b)	See Mitigation Measure 4.8-1(b).	See Mitigation Measure 4.8-1(b)
4.8-3: The increase in traffic associated with development allowed under the proposed project would increase roadside noise levels in the area.	**4.8-3** Individual projects proposed under the proposed Innovation Park PUD and the proposed student housing of the CNU shall undergo further review as they are proposed for development. As stated in Section 2.4.3, the proposed Innovation Park PUD requires a site plan and design review process that would ensure that future development projects are consistent with the goals, policies, objectives, and other provisions of the Innovation Park PUD if future traffic noise levels at noise-sensitive land uses along roadway segments would be significantly affected by project traffic, one or more of the following measures shall be considered to maintain an exterior performance standard of 65 dBA for outdoor gathering spaces of multi-family uses:	Implement a site plan and design review process that incorporates noise-sensitive land uses being significantly affected by project traffic as described in Mitigation Measure 4.8-3.	PUD, CNU	Project proponent	During site plan and design process.	City of Sacramento Community Development Department
	1. Construct noise barriers (walls and/or berms) to reduce traffic noise levels at noise-sensitive land uses that are found to be significantly affected by traffic noise. 2. For dwelling units that would be exposed to traffic noise levels exceeding 65 dBA L_{dn}, prohibit outdoor living areas such as balconies or decks on the side of the buildings exposed to high traffic noise. Alternatively, noise mitigation measures, such as barrier walls with a minimum height of 5 feet with adequate materials (wood, Plexiglas) with no holes or gaps, along the perimeter of the outdoor living areas can provide necessary noise reductions. 3. For proposed dwelling units that would be exposed to traffic noise levels exceeding 69 dBA CNEL, require building façade upgrades for windows associated with bedrooms and living/family rooms on the side of the buildings exposed to high traffic noise. Examples of such upgrades include using windows with Sound Transmission Class (STC) ratings higher than standard building practice (up to STC-28). 4. Install traffic calming measures along affected low-volume roadways to reduce future traffic speeds.	Implement noise barriers to shield noise-sensitive land uses, including use of adequate materials and upgrades where required as well as installation of traffic calming measures.	PUD, CNU	Project proponent	During site plan and design process.	City of Sacramento Community Development Department

PUD = Planned Unit Development; CNU = California Northstate University

TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.8-4: Stationary sources and operational activities associated with development allowed under the proposed project would result in substantial permanent increases in ambient noise levels in the area.	**4.8-4** For development of new commercial or mixed-use buildings within the Innovation Park PUD area, proponents of individual projects allowed under the proposed project shall demonstrate that noise levels from HVAC units, generators, and/or loading docks would not exceed the stationary noise standards established in the Sacramento City Code: 60 dBA L_{dn} at property line of single-family residential uses or 65 dBA at the property line of multi-family residential uses. To demonstrate that a proposed development will meet the City's stationary noise standards, the developer must implement the following measures:	Demonstrate that the proposed project will not exceed the City's stationary noise standards by implementing the protocol outlined in Mitigation Measure 4.8-4.	PUD, CNU	Project proponent	Prior to issuance of permits.	City of Sacramento Community Development Department
	1. The proposed land uses shall be designed so that on-site mechanical equipment (e.g., HVAC units, compressors, generators) and area-source operations (e.g., loading docks, parking lots, and recreational-use areas) are located as far as possible, enclosed, or shielded from nearby noise-sensitive land uses to meet City noise standards.	Stage and shield on-site mechanical equipment away from noise-sensitive land uses.	PUD, CNU	Project proponent	Prior to issuance of permits.	City of Sacramento Community Development Department
	2. Noise-generating stationary equipment associated with proposed commercial and/or office uses, including portable generators, compressors, and compactors, shall be enclosed or acoustically shielded to reduce noise-related impacts on noise-sensitive residential uses. Acoustical enclosures around stationary equipment offer typical noise reductions of 20–35 dBA.[6]					
	3. Before a building permit is issued for any individual project allowed under the Innovation Park PUD, the proponent for the project shall submit engineering and acoustical specifications for the project's mechanical HVAC equipment and the proposed locations of on-site loading docks to the City's Planning Division. The proponent shall retain a qualified acoustical engineer to demonstrate that the design of HVAC equipment and loading dock design (types, location, enclosure, specification) will ensure that noise from the equipment is consistent with the restrictions of Section 8.68.060 of the Sacramento City Code.	Submit engineering and acoustical specifications for the project's mechanical HVAC equipment and the proposed on-site loading dock locations. Retain a qualified acoustical engineer.	PUD, CNU	Project proponent	Prior to issuance of permits.	City of Sacramento Community Development Department
	4. Truck deliveries in commercial uses shall be limited to 7:00 a.m. to 10:00 p.m. unless site-specific analysis identifies no impacts on sensitive receptors.	Truck deliveries in commercial uses shall only occur during specified hours unless otherwise indicated by site-specific analysis.	PUD, CNU	Project proponent	Occurring on an ongoing basis.	City of Sacramento Community Development Department
	5. Commercial loading docks located within 300 feet of existing or proposed residences shall be positioned in areas shielded from view of adjacent noise-sensitive uses by intervening commercial buildings.	Shield loading docks from noise-sensitive uses.	PUD, CNU	Project proponent	Prior to issuance of permits.	City of Sacramento Community Development Department
	6. Solid noise barriers shall be constructed at the boundary of the commercial uses with loading docks of sufficient height to intercept line of sight between heavy trucks and the affected area of the noise-sensitive uses.					
	7. Signs shall be posted limiting the idling of delivery trucks to 10 minutes or less.	Limit idling time of trucks.	PUD, CNU	Project proponent	Prior to issuance of permits.	City of Sacramento Community Development Department

6 Kinetics Noise Control. 2021. Noiseblock Acoustical Enclosures. Available: https://kineticsnoise.com/noiseblock/acoustic_enclosures.html. Accessed August 13, 2021.

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.8-7: Construction activities for the proposed project, in combination with the construction of other cumulative development, could cause a substantial temporary or periodic increase in ambient noise levels in the area.	**4.8-7** Implement Mitigation Measure 4.8-1(a).	See Mitigation Measure 4.8-1(a).	See Mitigation Measure 4.8-1(a).	See Mitigation Measure 4.8-1(a).	See Mitigation Measure 4.8-1(a).	See Mitigation Measure 4.8-1(a).
4.8-8: Construction activities for the proposed project, in combination with the construction of other cumulative development, could expose persons to or generate excessive groundborne noise or groundborne vibration levels.	**4.8-8** Implement Mitigation Measures 4.8-1(b) and 4.8-2.	See Mitigation Measures 4.8-1(b) and 4.8-2.	See Mitigation Measures 4.8-1(b) and 4.8-2.	See Mitigation Measures 4.8-1(b) and 4.8-2.	See Mitigation Measures 4.8-1(b) and 4.8-2.	See Mitigation Measures 4.8-1(b) and 4.8-2.
4.8-9: Traffic associated with the proposed project, in combination with traffic from other cumulative development, would increase roadside noise levels in the area.	**4.8-9** Implement Mitigation Measure 4.8-3.	See Mitigation Measure 4.8-3.	See Mitigation Measure 4.8-3.	See Mitigation Measure 4.8-3.	See Mitigation Measure 4.8-3.	See Mitigation Measure 4.8-3.
4.8-10: Stationary sources and operational activities associated with the proposed project, in combination with operational noise from other cumulative development, could result in substantial permanent increases in cumulative noise levels in the area.	**4.8-10** Implement Mitigation Measure 4.8-4.	See Mitigation Measure 4.8-4.	See Mitigation Measure 4.8-4.	See Mitigation Measure 4.8-4.	See Mitigation Measure 4.8-4.	See Mitigation Measure 4.8-4.
4.9 Public Services						
4.9-7: Implementation of the proposed project could cause or accelerate the physical deterioration of existing parks or recreational facilities or create a need for construction or expansion of recreational facilities beyond what was anticipated in the General Plan.	**4.9-7** The proposed project shall comply with the City of Sacramento's Quimby Act and Park Impact Fee ordinances.	Incorporate the Quimby Act and Park Impact Fee ordinances	PUD	Project proponent	Based on the City of Sacramento's Quimby Act and Park Impact Fee ordinances	City of Sacramento Community Development Department
4.9-8: Implementation of the proposed project, in conjunction with other development, could result in the provision of or need for increased demand for parks and recreational resources and facilities.	**4.9-8** Implement Mitigation Measure 4.9-7.	See Mitigation Measure 4.9-7.	See Mitigation Measure 4.9-7.	See Mitigation Measure 4.9-7.	See Mitigation Measure 4.9-7.	See Mitigation Measure 4.9-7.
4.10 Transportation						
4.10-3: Implementation of the proposed project could adversely affect public transit operations and could fail to adequately provide access to transit.	**4.10-3** The proponents for individual projects proposed under the Innovation Park PUD shall coordinate with SacRT (or other transit operators) to plan, fund, and implement transit facilities that would support access to transit services provided by SacRT, or other transit agencies, which facilities may include, but are not limited to, right of way for transit stops, bus stops/shelters, pedestrian and bicycle network connections to transit stop locations. Transit facilities shall be phased with the development of the project.	Implement measures to provide transit access by coordinating with SacRT.	PUD, CNU	Project proponent	During development of the project.	City of Sacramento Community Development Department, Sacramento Regional Transit District (SacRT)

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TABLE 4-1
INNOVATION PARK PLANNED UNIT DEVELOPMENT MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
4.10-5: Implementation of the proposed project could cause inconveniences to motorists as a result of prolonged road closures and could result in an increased frequency of potential conflicts between vehicles, pedestrians, and bicyclists due to construction-related traffic impacts.	**4.10-5** Before the beginning of construction, the proponents for individual projects proposed under the Innovation Park PUD shall prepare a construction traffic plan that complies with Sacramento City Codes § 12.20.020, § 12.20.030, and is prepared to the satisfaction of the city traffic engineer with the City's Department of Public Works and subject to review by all affected agencies as identified by the City. The plan shall ensure that acceptable operating conditions on roadways, bicycle and pedestrian facilities, and transit facilities are maintained. At a minimum, the plan shall include the following elements: • Description of trucks: Number and size of trucks per day, expected arrival/departure times, and truck circulation patterns which do not substantially conflict with Sacramento General Plan, Mobility Element Policies M 7.1.5 and M 7.1.6. • Description of staging area: Location, maximum number of trucks simultaneously permitted in the staging area, use of traffic control personnel, and specific signage. • Description of street closures and/or bicycle and pedestrian facility closures: Duration, advance warning and posted signage, safe and efficient access routes for emergency vehicles, and use of manual traffic control, subject to approval by the city traffic engineer per Sacramento City Code § 10.09.090. • Description of access plan: Provisions for safe vehicular, pedestrian, and bicycle travel; minimum distance from any open trench; special signage; and private vehicle accesses. • Provisions for parking for construction workers.	Prepare a construction traffic plan that incorporates the elements outlined in Mitigation Measure 4.10-5 to ensure acceptable operating conditions. Approval by the city traffic engineer.	PUD, CNU	Project proponent	Prior to the beginning of construction.	City of Sacramento Community Development Department, City Department of Public Works
4.10-8: Implementation of the proposed project and cumulative development could adversely affect public transit operations and could fail to adequately provide access to transit.	**4.10-8** Implement Mitigation Measure 4.10-3.	See Mitigation Measure 4.10-3.	See Mitigation Measure 4.10-3.	See Mitigation Measure 4.10-3.	See Mitigation Measure 4.10-3.	See Mitigation Measure 4.10-3.
4.10-10: Implementation of the proposed project along with cumulative development could cause inconveniences to motorists as a result of prolonged road closures and could result in an increased frequency of potential conflicts between vehicles, pedestrians, and bicyclists due to construction-related traffic impacts.	**4.10-10** Implement Mitigation Measure 4.10-5.	See Mitigation Measure 4.10-5.	See Mitigation Measure 4.10-5.	See Mitigation Measure 4.10-5.	See Mitigation Measure 4.10-5.	See Mitigation Measure 4.10-5.

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