CITY OF WEST SACRAMENTO MOBILITY ELEMENT AND BRIDGE DISTRICT SPECIFIC PLAN UPDATE SUPPLEMENTAL EIR

Mitigation Monitoring and Reporting Program

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Attachment 7

General Plan Mobility Element and Bridge District Specific Plan Update Supplemental EIR Mitigation Monitoring and Reporting Program

City of West Sacramento

SCH # 2022070293

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MITIGATION MONITORING AND REPORTING PROGRAM

CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENT

Where a California Environmental Quality Act (CEQA) document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment."

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the General Plan Mobility Element and the Bridge District Specific Plan Update (also known as "the project"), as set forth in the Final Supplemental Environmental Impact Report (Final EIR).

The Final SEIR was prepared in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.). As provided in CEQA Guidelines Section 15163, the Final SEIR provides additional information necessary to address proposed updates to the Mobility Element of the General Plan Update and the Bridge District Specific Plan ("the proposed project"), supplementing the previously certified City of West Sacramento (City) General Plan EIR (2016 General Plan EIR) and the Bridge District Specific Plan EIR (Specific Plan EIR) (State Clearinghouse #2015082061 and 2008072024, respectively).

The City of West Sacramento (City) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with the City of West Sacramento Community Development Department, 1110 West Capitol Avenue, 2nd Floor, West Sacramento, CA 95691.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a lead agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the EIR.

THE GENERAL PLAN POLICIES AND PROGRAMS AS MITIGATION

As provided by CEQA Guidelines 15097(b), [w]here the project at issue is the adoption of a general plan, specific plan, community plan or other plan-level document (zoning, ordinance, regulation, policy), the monitoring plan shall apply to policies and any other portion of the plan that is a mitigation measure or adopted alternative. The monitoring plan may consist of policies included in plan-level documents." The City's annual report regarding General Plan implementation will be used, in part, to supplement this MMRP and monitor the implementation of General Plan policies and implementation programs that are identified in the 2016 General Plan EIR as mitigating potential impacts associated with implementation of the General Plan.

All of the mitigation measures imposed by the 2016 General Plan EIR are in the form of mitigating policies and implementation programs of the 2035 General Plan. The mitigation measures included in this MMRP and detailed in apply to projects proposed within the Bridge District Specific Plan Area.

GENERAL PLAN POLICIES AND PROGRAMS AND SEIR MITIGATION MEASURES AS UNIFORMLY APPLIED DEVELOPMENT POLICIES AND STANDARDS

The City intends to evaluate future projects proposed under the General Plan and Specific Plan using streamlining allowed under Public Resources Code 21083.3 and CEQA Guidelines 15183. Under this provision, CEQA only applies to issues "peculiar to the site." Lead agencies can use EIRs for a general plan, community plan, or other type of plan to analyze the impacts of projects that are consistent with the plan, and greatly limit later analysis to site-specific issues. CEQA Guidelines Section 15183(f) provides that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. Public agencies can use uniformly applied policies or standards to mitigate effects of future projects, precluding the need to analyze these effects, unless new information arises that changes the impact analysis (Public Resources Code Section 21083.3[d]).

The mitigating policies and implementation programs of the City of West Sacramento's General Plan and the mitigation measures included in this MMRP are uniformly applied development policies and standards, as defined in Public Resources Code 21083.3 and CEQA Guidelines 15183.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP is intended to be used by City staff and others responsible for project implementation.

This document identifies the individual mitigation measures, the party responsible for monitoring implementation of the measure, the timing of implementation, and space to confirm implementation of the mitigation measures.

ROLES AND RESPONSIBILITIES

The City will oversee monitoring and documenting the implementation of mitigation measures. The applicant and its construction contractor are responsible for fully understanding and effectively implementing all of the mitigation measures contained within this MMRP. Certain mitigation measures also will require that the applicant coordinate or consult with one or more other public agencies in implementing mitigation measures specified herein.

CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP is required to be reported in writing. Modifications to the mitigation measures may be made by the City, subject to one of the following findings, and documented by evidence included in the public record:

a. The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

b. The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP; and,

c. The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing parties in their decisions on the Final EIR and the proposed project; and,

d. The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can ensure implementation.

SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

This MMRP will be kept on file at:

City of West Sacramento
Community Development Department
1110 West Capitol Avenue, 2nd Floor
West Sacramento, CA 95691

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MOBILITY ELEMENT AND BRIDGE DISTRICT SPECIFIC PLAN UPDATE

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
General Plan Mitigation				
Impact CUL-2: Potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	**Mitigation Measure TCR-1: Consistent with current state statutory requirements, invite government to government consultation with traditionally and culturally affiliated California Native American Tribes, assess impacts to Tribal Cultural Resources (TCR), avoid or preserve in place those TCR, and include culturally appropriate mitigation for significant impacts to identified TCR to the extent feasible.** The City will invite government to government consultation with traditionally and culturally affiliated California Native American Tribes that have requested consultation for both public and private sector projects that are subject to the California Environmental Quality Act (CEQA), consistent with current state statutory requirements. The City will also invite government to government consultation on projects with a Federal nexus, pursuant to the National Environmental Policy Act and Section 106 of the National Historic Preservation Act, where applicable. The City will provide information about the project and its location, and specifically invite traditionally and culturally affiliated California Native American Tribes to provide information about known tribal cultural resources (TCR) that could be affected by proposed projects, and seek recommendations in the consultation process for mitigation that would avoid, preserve in place, or reduce potential impacts to such resources. The City will require projects subject to CEQA that have the potential for significant impacts to identified TCR to include government to government consultation with the California Native American Tribes traditionally and culturally affiliated with the project area, assess the feasibility of avoidance or preservation in place of TCR, and minimize impacts with culturally appropriate, feasible mitigation. Based on the assessment, recommendations for mitigation measures may include, but are not limited to, additional studies to evaluate identified sites, or tribal monitoring at locations determined by the City in consultation with the California Native American Tribe,	**Implementation:** City of West Sacramento, project applicant and contractor(s) **Timing**: Invite consultation with initiation of the CEQA process, implement recommendations for mitigation, if needed, during excavation		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	supported by substantial evidence and considering the significance of the resource to the California Native American tribe, to be culturally sensitive for TCR. If TCR are not identified that may be directly or indirectly impacted by the project, then mitigation is not needed. In the event of the discovery of a previously unknown TCR inadvertently exposed or impacted during project implementation, a qualified archaeologist with expertise in TCR in the area will be retained by the project applicant to assess the discovery and provide mitigation recommendations as necessary. Such recommendations shall be reviewed in consultation with the impacted California Native American Tribe. When a project will impact a known TCR and avoidance is not a feasible option, a qualified archaeologist, in consultation with the traditionally and culturally affiliated California Native American Tribe, shall evaluate the eligibility of the site for listing in the California Register of Historical Resources according to the criteria in Public Resources Code Section 21074. If the TCR is found to be a historical resource as per Public Resources Code Section 5024.1(c), and considering the significance of the resource to a California Native American Tribe, pursuant to Public Resources Code Section 21074, the qualified archaeologist shall recommend further mitigative treatment, which may include avoidance or preservation in place. Data recovery on a TCR, if necessary to support the historic resources evaluation, shall only be conducted in accordance with cultural practices and the written consent of the Tribe. If TCR that also meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation to reduce impacts is avoidance, or preservation in place if avoidance is infeasible. Options for avoidance and preservation of the resource in place may include, but are not limited to, planning and construction to avoid the resource and protect the cultural and natural context, planning greenspace, parks, or other open space to incorporate the resource with culturally appropriate protection and management criteria, treating the resource with culturally appropriate dignity, or permanent conservation easements or other interests in real property, with culturally appropriate			

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	management criteria, pursuant to Public Resources Code Section 21084.3. If impacts cannot feasibly be avoided through project redesign, culturally appropriate and feasible mitigation measures will be required. These may consist of, but are not limited to, further evaluation, recognition of the significance of the area to the California Native American Tribe, or other mitigation measures determined to be feasible in consultation with the California Native American Tribe. If the recommendation is for further evaluation that includes data recovery, data recovery shall only be conducted in accordance with cultural practices and the written consent of the Tribe. If only part of a site will be impacted by a project, in the event that data recovery is warranted, then data recovery will only be necessary for that portion of the site. Destructive data recovery of TCR will not be required if the City determines prior testing and studies have adequately recovered the scientifically consequential information from the resource, or if the impacted California Native American Tribe objects to it.			
Specific Plan Mitigation				
1993 Impact 4.3-3	**1993 Mitigation Measure 4.3-3(a):** The Specific Plan shall require that grading, trenching, removal of vegetation, installation of piers or any other ground-disturbing activity along the bank or within the Sacramento River shall not be conducted between October 15 and April 15, and all disturbed areas shall be planted or otherwise treated with permanent erosion control techniques prior to November 1. No graded areas shall be allowed to remain unprotected during the rainy season. This provision shall apply to all phases of build-out of the Plan Area.	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout site preparation, grading, demolition, and all other ground-disturbing activities		
1993 Impact 4.3-3	**1993 Mitigation Measure 4.3-3(b):** The Specific Plan shall require that all requirements of the Streambed Alteration Agreement issued by DFG and/or permits issued by the Corps of Engineers be met.	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout site preparation, grading, demolition, and all other ground-disturbing activities		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
1993 Impact 4.3-3	**1993 Mitigation Measure 4.3-3(c): Implement Mitigation Measure 4.3-5(b)** ***(see 1993 Impact 4.3-5)***			
1993 Impact 4.3-5	**1993 Mitigation Measure 4.3-5(a): [Revised] Conduct preconstruction surveys for nesting Swainson's hawks.** Prior to initiation of any site disturbance activities between February 15 and September 15, a qualified biologist will conduct a survey of the area within one-quarter (.25) mile of all site disturbance activities to establish the presence or absence of nesting Swainson's hawks. These surveys shall be conducted in accordance with guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000). If more than 14 days occur between performance of the pre-construction survey and the start of site disturbance activities, the survey shall be re-conducted.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to initiation of any site disturbance activities between February 15 and September 15		
1993 Impact 4.3-5	**1993 Mitigation Measure 4.3-5(b):** In accordance with DFG mitigation guidelines, if an active nest is found within a half-mile radius, the Specific Plan shall require that the developer notify DFG and avoid construction on the site during the breeding/nesting period of the Swainson's hawk or until the young are fledged; or implement the following: The Specific Plan shall specify that, during construction, intensive monitoring of active nests be conducted (funded by the project proponent/developer). The monitoring shall be done by a DFG-approved raptor biologist. Exact implementation shall be coordinated with DFG and will be based upon specific information at the project site.	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout construction activities, as applicable		
1993 Impact 4.3-5	**1993 Mitigation Measure 4.3-5(c):** The Specific Plan shall specify that if a nest tree is to be removed and fledglings are present, the nest tree may not be removed until September 15 or until the DFG has determined that the young are no longer dependent on the nest tree.	**Implementation:** Project applicant and contractor(s) **Timing**: Until September 15 or until the DFG has determined that the young are no longer dependent on the nest tree, as applicable		
1993 Impact 4.3-5	**Mitigation Measure 4.3-5(d): [New] Document preconstruction surveys for Swainson's hawks.** If no nesting is found, significant impacts are not anticipated. A letter will be submitted to the City of West Sacramento to document findings within seven days of completion of the surveys, and prior to the initiation of site-	**Implementation:** Project applicant and contractor(s) **Timing**:		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	disturbance activities. No further mitigation will be required for impacts to nesting Swainson's hawks.	Conduct pre-construction surveys prior to any ground-disturbing activities and submit survey report to City within seven days		
Impact BIO-1: [New]	**Mitigation Measure BIO-1(a): [New] Conduct preconstruction surveys, establish buffers, and compensate for VELB. VELB has been proposed for delisting.** If the VELB is delisted prior to site disturbance, the applicant will ensure through contractual obligations that construction activities comply with whatever measures may be required by the USFWS in the delisting process. If VELB has not been delisted prior to site disturbance, the applicant will implement the following mitigation measures: A. A preconstruction survey will be conducted in accordance with U.S. Fish and Wildlife Service (USFWS) protocol guidelines by a qualified biologist for elderberry shrubs, including stem counts and other measures. This survey will include recording the number of elderberry shrubs that have at least one stem one inch or greater in diameter on the project site, the location of elderberry shrubs in riparian or non-riparian areas, and presence or absence of exit holes. B. If feasible, a 100-foot buffer will be established around elderberry shrubs with a base diameter greater than one inch. The buffer will be clearly marked by staking or flagging, and no project activity will occur in the buffer areas. C. If 100-foot buffers are not feasible, the applicant will consult with USFWS and may be required to obtain an incidental take permit. During this consultation, an appropriate mitigation plan will be developed and approved by USFWS. Mitigation may include, but would not be limited to the following: • In areas where complete avoidance is not possible and/or where work will occur within the 100-foot buffer, a buffer of no less than 20 feet will be maintained around any plant that will not be removed. The buffer will be marked by a biologist and will be fenced and signed as a federal threatened species. A trained biologist will conduct training for personnel working on site. Reports are required both before work begins and after work is completed. After work is completed, habitat within the 100-foot buffer must be restored with appropriate native vegetation and a plan consistent with the USFWS guideline	**Implementation:** Project applicant and contractor(s) **Timing**: Conduct pre-construction surveys prior to any ground-disturbing activities, establish buffer during construction activities, as appropriate, and obtain approval from appropriate resource agencies prior to issuance of grading permit, as appropriate		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	must be in place and filed with USFWS. • Impacted plants will be transplanted in accordance with the USFWS guidelines to a site that is approved in advance and on which a permanent protection plan is in place. In addition, impacted plants will be mitigated with supplemental plantings of both elderberry plants and with appropriate native plants all consistent with the ratios required by USFWS. The applicant will purchase mitigation credits from a USFWS-approved mitigation bank at a ratio determined by the USFWS.			
Impact BIO-2. [New]	**Mitigation Measure BIO-2(a). [New] Avoid Disturbance of Tree-, Shrub-, and Ground-Nesting Special-Status and Non-Special-Status Migratory Birds and Raptors and Conduct Preconstruction Nesting Bird Surveys.** To avoid and minimize impacts on nesting special-status and non-special-status migratory birds and raptors, the developer or its contractor will implement one or more of the following surveys and restrictions. If feasible, conduct all tree and shrub removal and grading (within annual grasslands) during the nonbreeding season (generally between August 16 and February 15 for most special-status and non-special-status migratory birds. If construction activities are scheduled to occur during the breeding season for special-status and non-special-status migratory birds and raptors (generally between February 15 and August 15), a qualified wildlife biologist (with knowledge of the species to be surveyed) shall be retained to conduct the following focused nesting surveys prior to the start of construction and within the appropriate habitat. **Swainson's Hawk and White-Tailed Kite.** Tree-nesting surveys for Swainson's hawk and white-tailed kite will be conducted before any construction disturbances occurring in or near suitable nesting habitat (woodlands and riparian habitats), and areas supporting large oak or eucalyptus trees) within the construction work area and up to 500 feet outside the construction work area between February 15 and August 15. **Loggerhead shrike and Non-Special-Status Migratory Birds and Raptors.** Tree- and shrub-nesting surveys for loggerhead shrike and other non-special-status migratory birds and raptors shall be conducted prior to any tree and shrub trimming or removal activities within and immediately adjacent to the construction work area	**Implementation:** Project applicant and contractor(s) **Timing**: Conduct tree and shrub removal and grading during the nonbreeding season, conduct focused nesting surveys prior to any ground-disturbing activity and tree-trimming and removal, as needed, establish and implement buffers during construction, as needed, delay construction until after the breeding season or until the young have fledged, as needed		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	between March 1 and August 15. The nesting surveys should be conducted within 1 week prior to initiation of construction activities that will occur in suitable habitat between February 15 and August 15. If no active nests are detected during these surveys, then no additional mitigation is required. If surveys indicate that special-status or non-special-status migratory bird or raptor nests are in the survey area, a no- disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until after the breeding season or after a qualified wildlife biologist determines that the young have fledged (usually late June to mid-July). The extent of these buffers shall be determined by the biologist (coordinating with DFG) and will depend on the level of noise or construction disturbance, line-of-sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors will be analyzed in order to make an appropriate decision on buffer distances. Suitable buffer distances may vary between species. If construction activities are scheduled to occur within an area that supports an active nest site or within an established no-disturbance buffer, construction would be delayed until after the breeding season or until the young have fledged (as determined by the biologist).			
Impact BIO-2. [New]	**Mitigation Measure BIO-2(b). [New] Document negative findings of preconstruction survey.** If no nesting is found, significant impacts are not anticipated. A letter will be submitted to the City to document findings within seven days of completion of the surveys, and prior to the initiation of site-disturbing activities. No further mitigation would be required for impacts to nesting birds.	**Implementation:** Project applicant and contractor(s) **Timing**: Conduct pre-construction nesting surveys prior to any ground-disturbing activities and submit survey report to City within seven days		
Impact BIO-3: [New]	**Mitigation Measure BIO-3(a): [New] Conduct pre-demolition surveys for bats.** A pre-demolition survey for bat species will be performed prior to demolition or removal of any structure or tree on the project site. The survey will be conducted no more than 48 hours prior to demolition or removal. The survey will be performed at dusk hours (one hour before dusk and three hours after or other survey period determined by DFG to adequately determine whether a structure or tree is occupied by bat species) to observe any foraging bat exit and entry behavior from roost sites.	**Implementation:** Project applicant and contractor(s) **Timing**: Conduct pre-construction nesting surveys prior to demolition or removal of any structure or tree, implement avoidance measures, as needed, during construction		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	Other signs of sites being occupied by bat species will also be noted. If bat species are determined to be present, DFG will be consulted to establish avoidance measures, which will be implemented. Avoidance measures may include establishment of buffer zones around occupied sites during the nursery season (May 1 through October 1). During the non-nursery season, roosting bats may be evicted from buildings proposed for demolition with consent from DFG.			
1993 Impact 4.18-1: [Revised]	**1993 Mitigation Measure 4.18-1(a): Complete a geotechnical report to assess and address the potential impacts associated with liquefaction and other ground-shaking activities.** Project developers within the Plan Area will comply with General Plan Section VII, Goal A, policies 1 and 3 by requiring that prior to construction, a site-specific geotechnical evaluation will be performed by a Certified Engineering Geologist, or a Licensed Geotechnical Engineer to assess seismic conditions including the probability associated with liquefaction, settlement, and lateral spreading using a maximum probable and credible earthquake of 7.0. The evaluation will identify specific geotechnical recommendations for development foundation design to mitigate for seismically induced hazards, as well as, recommendations for adequate building design including excavation and fill requirements for any identified soil constraints. The evaluation will also include an analysis of river bluff stability under static and seismic conditions in coordination with the US Army Corps of Engineers, and of site-specific groundwater conditions.	**Implementation:** Project applicant and contractor(s) **Timing**: Submit geotechnical report with application and incorporate recommendations in project design		
1993 Impact 4.18-2 [Subsumed under 4.18-1]	**1993 Mitigation Measure 4.18-1(a): Complete a geotechnical report to assess and address the potential impacts associated with liquefaction and other ground-shaking activities.** Project developers within the plan Area will comply with General Plan Section VII, Goal A, policies 1 and 3 by requiring that prior to construction, a site-specific geotechnical evaluation will be performed by a Certified Engineering Geologist, or a Licensed Geotechnical Engineer to assess seismic conditions including the probability associated with liquefaction, settlement, and lateral spreading using a maximum probable and credible earthquake of 7.0. The evaluation will identify specific geotechnical recommendations for development foundation design to mitigate for seismically induced hazards, as well as, recommendations for adequate building design including excavation and fill requirements for any identified soil constraints.	**Implementation:** Project applicant and contractor(s) **Timing**: Submit geotechnical report with application and incorporate recommendations in project design		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	The evaluation will also include an analysis of river bluff stability under static and seismic conditions in coordination with the US Army Corps of Engineers, and of site-specific groundwater conditions.			
1993 Impact 4.18-3: [Revised]	**1993 Mitigation Measure 4.18-3(b): [Revised] Comply with the NPDES General Construction Permit from the CVRWQCB and implement erosion and sediment control measure as required.** City engineers or their developers with be responsible for construction activities within the Triangle Specific Plan Area will obtain an NPDES General Construction Permit as required when construction projects within the Plan Area disturb more than one acre of land. If the groundwater elevation is high enough and a large amount of dewatering would need to occur that is not covered in the General Construction Permit, an NPDES Low Threat Discharge and Dewatering Permit will be required. As part of the NPDES Permit, general developers or project engineers will develop and implement an SWPPP for the NPDES permit. The SWPPP shall identify at a minimum: Activities that may cause pollutant discharge (including sediment); Erosion and sediment control measures to be implemented (such as soil stabilization, mulching, silt fencing, or temporary desilting/ retention basins), good housekeeping practices (such as road sweeping and dust control), and diversion measures (such as berms) to prevent clear runoff from contacting disturbed areas; Construction BMPs consistent with the requirements of the NPDES permit to reduce the potential for contaminated runoff, such as lining ground-disturbing activities during the winter rainfall period, minimizing exposure to disturbed area and soil stockpiles to rainfall, and minimizing construction work near or within drainage areas; Hazardous material spill prevention and response measure requirements, including lists of materials proposed for use, handling and storage practices, identification of spill response equipment, spill contaminant and clean-up procedures, and identified regulatory notification protocols and contact phone numbers to be followed in the event of a spill. All general contractors will implement measures for construction dewatering activities to ensure the applicable water quality standards and permit limits are maintained. All applicable Notices of Intent (NOIs) and SWPPPs will be prepared before construction is initiated, and implementation will be ongoing throughout the life of the	**Implementation:** Project applicant and contractor(s) **Timing**: Obtain permit prior to issuance of grading permit, implement BMPs during construction		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	construction phases of Plan implementation. All SWPPPs and plans and specifications for construction of water quality BMPs will be submitted to the City for approval prior to commencing construction activities. The City will inspect for compliance of the SWPPP and NPDES permit throughout all construction activities.			
1993 Impact 4.19-1: [Revised]	**1993 Mitigation Measure 4.19-1(a):** The City shall require implementation of the recommendations contained in the Wallace Kuhl and Associates 1991 Environmental Site Assessment for further parcel-specific hazardous materials investigation. Any further site investigation shall be conducted by qualified personnel, in accordance with all applicable regulations.	**Implementation:** Project applicant and contractor(s) **Timing**: Implement recommendations prior to issuance of certificate of occupation		
1993 Impact 4.19-1: [Revised]	**1993 Mitigation Measure 4.19-1(b):** If the potential for hazardous materials contamination is identified based on the Environmental Site Assessment, or further recommended investigation, sampling shall be conducted by qualified personnel in accordance with all applicable regulations to determine constituent type and levels, and the extent of contamination. Any required remediation activities shall be conducted by qualified personnel in accordance with all applicable regulations, in coordination with the appropriate regulatory agency.	**Implementation:** Project applicant and contractor(s) **Timing**: Conduct sampling and remediation prior to issuance of certificate of occupation, as needed		
1993 Impact 4.19-1: [Revised]	**1993 Mitigation Measure 4.19-1(c):** The City shall require completed remediation and/or site closure approved by the applicable regulatory agency prior to the issuance of grading and demolition permits unless preliminary construction work, such as excavation for building foundations, will occur as part of the remediation process.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to issuance of demolition and grading permits, as needed		
1993 Impact 4.19-1: [Revised]	**1993 Mitigation Measure 4.19-1(d): Implement Mitigation Measure 4.18-5(c),** which states that dewatering shall comply with applicable requirements established by the Central Valley Regional Water Quality Control Board (including any runoff control requirements) and any applicable local permit requirements and shall be coordinated with City Public Works.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to issuance of demolition and grading permits, as needed		
1993 Impact 4.19-1: [Revised]	**1993 Mitigation Measure 4.19-1(e): Extracted groundwater shall be tested for the presence of hazardous materials, and appropriate handling and disposal methods shall be required accordingly.**	**Implementation:** Project applicant and contractor(s) **Timing**: During excavation, as needed		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
1993 Impact 4.19-1: [Revised]	**1993 Mitigation Measure 4.19-1(f): The City shall require extracted groundwater that is to be discharged to the sanitary sewer to meet standards established by the CVRWQCB, the City, and the wastewater treatment plant in order to reduce the risk of leakage of unacceptable levels of contaminants along the sewer lines, and to assure that the wastewater treatment plant can meet standards established under its NPDES permit, prior to discharge.**	**Implementation:** Project applicant and contractor(s) **Timing**: During excavation, as needed		
1993 Impact 4.19-1: [Revised]	**1993 Mitigation Measure 4.19-1(g): If the CVRWQCB, City, or wastewater treatment plant determine that groundwater extracted during dewatering activities does not meet applicable standards for discharge in to the city sewer system, contractors shall implement groundwater treatment system, that treat groundwater to standards established by the CVRWQCB, City, and regional treatment plant.**	**Implementation:** Project applicant and contractor(s) **Timing**: During excavation, as needed		
1993 Impact 4.19-1: [Revised]	**Mitigation Measure 4.19-1(h): [New] Require production and implementation of BMP document.** To minimize the potential for exposure of construction personnel to undiscovered contaminated soil during excavation and grading activities, the applicant will require through contractual obligations that a best management practices (BMP)document for construction phase management of soil and water will be prepared and implemented for the project. The BMP document will be prepared and implemented by a qualified environmental firm that has a registered civil engineer, a registered geologist, or a registered environmental assessor on their staff, and will be subject to review and approval by the Yolo County Environmental Health Department (YCEHD). As a component of the BMP document, a contingency plan will be prepared that will identify parameters and physical observations that indicate potential hazardous materials contamination, including soil discoloration, suspicious odors, presence of underground storage tanks (USTs), or buried building material. This contingency plan will include measures to protect worker safety if signs of contamination are encountered, identify sampling and analysis protocols for various substances that might be encountered (e.g., volatile organic compounds, hydrocarbons, and heavy metals), and list required regulatory agency contacts if contamination is found. The BMP document will specify procedures for sampling and profiling of soils prior to transport and disposal, and	**Implementation:** Project applicant and contractor(s) **Timing**: BMP document approved prior to issuance of grading permit and implemented, as needed, during excavation and grading activities		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	procedures for groundwater waste management. The BMP document will require that hazardous or contaminated materials may be removed from the project site only in accordance with the following provisions: 1. All work is to be completed in accordance with the following regulations and requirements: • Chapter 6.5, Division 20, California Health and Safety Code. • California Administration Code, Title 22, relating to Handling, Storage and Treatment of Hazardous Materials. • Title 15 of the City of West Sacramento Municipal Code, Building and Construction, • California Building Code. 2. Coordination will be made with the YCEHD, and the necessary applications will be filed. All hazardous materials will be disposed of at an approved disposal site and will be hauled only by a current registered California hazardous waste hauler using correct manifesting procedures and vehicles displaying a current Certificate of Compliance. The contractor will identify by name and address the site where toxic substances are to be taken for disposal. No payment for removal and disposal services will be made without a valid certificate from the approved disposal site that the material was delivered.			
1993 Impact 4.19-2: [Revised]	**Mitigation Measure 4.19-2(c): [New] If structures are to be demolished, conduct inspection to determine if lead based paint (LBP) is present and appropriately remove and dispose of it.** Should a building or structure be demolished, a Cal-OSHA–certified consultant will be retained prior to demolition to conduct an inspection of the structure to determine if any LBPs are present. If Asbestos Containing Materials (ACMs) or LBPs are present, a DHS-certified lead project designer will prepare a hazardous materials specification for the abatement of the LBPs. The plan will be implemented by a qualified abatement contractor. Because all materials would be disturbed during demolition, all identified hazardous materials will need to be abated before demolition.	**Implementation:** Project applicant and contractor(s) **Timing**: Approval of abatement specifications prior to issuance of demolition and implemented during demolition, as needed		
Impact HAZ-1: [New]	**Mitigation Measure HAZ-1: [New] Comply with relevant regulations for handing hazardous materials0** The project applicant will require, through the enforcement of contractual	**Implementation:** Project applicant and contractor(s)		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	obligations, that all contractors transport, store, and handle construction-related hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the U.S. Department of Transportation, Regional Water Quality Control Board (RWQCB), YCEHD, and the West Sacramento Fire Department. The project applicant will also require that all contractors immediately control and contain the source of any leak or spill utilizing appropriate spill containment and countermeasures. If required by any regulatory agency, contaminated media shall be collected and disposed of at an off-site facility approved to accept such media. In addition, all precautions required by the RWQCB General Permit for construction activity will be taken to prevent hazardous materials from entering any storm drains or nearby waterways, which will reduce any potential impacts to less than significant.	**Timing**: During demolition, excavation, grading, and construction, as needed		
Impact HAZ-1: [New]	**1993 Mitigation Measure 4.19-1(a):** from the 1993 EIR, listed above.			
Impact HAZ-2: [New]	**2008 Mitigation Measure HAZ-2: [New] Prepare Traffic Control Plan** The construction contractor, in coordination with the City, will prepare a traffic control plan (TCP) during the final stage of project design. The TCP will be included in the construction specifications and shall be implemented by the construction contractor during all phases of construction. The TCP may include but is not limited the following measures: • Provide through access for emergency vehicles at all times. • Avoid use of local residential streets to the extent feasible. • Maintain access for driveways and private roads. During nonworking hours, no driveway, house, or parking lot will be denied access to a public roadway. • Maintain pedestrian and bicycle access and circulation during construction. • Provide adequate parking for construction trucks and equipment in the designated staging areas throughout the construction period. • Provide adequate parking for construction workers in the designated	**Implementation:** Project applicant and contractor(s) **Timing**: Approval of traffic control plan required prior to issuance of demolition or grading permits and shall be implemented throughout the construction phase or phases		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	staging areas. • Restrict delivery of construction materials to the hours between 9: a.m. and 3: p.m. to avoid more congested morning and evening hours. • Include flag persons wearing bright orange or red vests and using a Slow/Stop paddle as traffic controls on busy arterials and collectors. • Coordinate with local transit providers regarding expected traffic disruptions along bus routes. Provide adequate lead time so transit providers can develop temporary service changes and provide notice of changes to the public. • Post construction warning signs in accordance with local standards or those set forth in the Federal Highway Administration's (FHWA's) Manual on Uniform Traffic Control Devices (2003) at entry points along the perimeter of the construction area and at any intersection that provides access to the construction area. • Notify local emergency service providers in advance of any lane closures, so that they may determine alternative evacuation and emergency routes to maintain response times during construction periods. • Notify contractors in writing regarding appropriate routes to and from construction sites and regarding weight and speed limits for local roads used to access construction sites. Post a sign at the construction site showing the name and telephone number or email address of the City staff member to contact with complaints regarding construction traffic. Coordinate with traffic control measures implemented during events at Raley Field.			
1993 Impact 4.21-2	**1993 Mitigation Measure 4.21-2: Approval shall not be given to any building exceeding 180 feet in height until: (1) it has been shown that no county, state or federal flood agency telecommunications links would be blocked by their construction; (2) Any blocked communications links have been replaced, or alternative means of communication provided; and (3) written confirmation has been received from any affected agencies that the impacts have been mitigated.**	**Implementation:** Project applicant and contractor(s) **Timing**: Confirm no communication issue prior to application deemed complete, as needed		
1993 Impact 4.21-3	**1993 Mitigation Measure 4.21-2: Building permit approval shall not be given to any building exceeding 180 feet in height until: (1) it has been shown that no County, state or federal flood agency**	**Implementation:** Project applicant and contractor(s)		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	telecommunications links would be blocked by their construction; (2) Any blocked communications links have been replaced, or alternative means of communication provided; and (3) written confirmation has been received from any affected agencies that the impacts have been mitigated.	**Timing**: Confirm no communication issue prior to issuance of building permit, as needed		
1993 Impact 4.21-3	**1993 Mitigation Measure 4.21-3(a): The City of West Sacramento shall, in conjunction with the State of California, Yolo and Sacramento counties, and the City of Sacramento, design and implement measures to offset blockage of transmission signals. A funding mechanism shall be established through which high-rise developments within the Plan Area pay fair-share costs for the remediation of impacts to City and County public safety communications antennas associated with development.**	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to occupancy permit, as needed		
1993 Impact 4.21-3	**1993 Mitigation Measure 4.21-3(b): To the extent feasible and in conjunction with other development in the area, Project-specific mitigation measures may be adopted by the City. These could include, but are not limited to, the following:** • Raising the communication tower located at 3rd and B Street. • Replacing the 3rd and B Street facility with a new facility located on top of one of the new buildings.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to occupancy permit, as needed		
1993 Impact 4.4-1	**Mitigation Measure 4.4-1a: [New] Underground New Utilities** Where feasible, the project sponsor will underground new utilities to minimize their visual intrusion upon the landscape, as identified in the West Sacramento General Plan.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to occupancy permit, as feasible		
1993 Impact 4.4-1	**Mitigation Measure 4.4-1b: [New] Implement Best Management Practices to Implement Project Landscaping Plan** Prior to approval of building permit, the City shall review project designs to ensure that the following elements are implemented in the Project landscaping plan to the extent feasible: • 100% of the species composition of open space areas shall reflect species that are native and indigenous to the Plan Area and California. The species list should include trees, shrubs, and an herbaceous understory of varying heights, as well as evergreen and deciduous types. Plant variety will increase diversity by providing multiple layers, seasonality, more diverse habitat, and reduced susceptibility to disease.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to building permit		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	• 100% of the plant composition for landscaping in parks and public/quasi public and commercial areas shall be comprised of species that are native and indigenous to the Plan Area and California. Use of native species promotes a visual character of California that is being lost through development and reliance on non-native ornamental plant species. Native plant species can be used to create attractive spaces, high in aesthetic quality, that are not only drought-tolerant but attract more wildlife than traditional landscape plant palettes. • Under no circumstances will any invasive plant species be used at any location. • Vegetation shall be planted within the first year following Project completion. • An irrigation and maintenance program shall be implemented during the plant establishment period and carried on permanently. • All irrigation installations shall conform to the Sacramento Regional County Sanitation District standards for use of recycled, reclaimed or other non-potable water for landscape irrigation. Where feasible, landscape irrigation systems will include the means to use non-potable, rather than treated municipal water for landscape irrigation (e.g., well water, captured runoff, recycled water from water play features, etc.). • Irrigation in public and commercial areas shall utilize a smart watering system that evaluates the existing site conditions and plant material against weather conditions to avoid overwatering of such areas. The irrigation system will be managed in such a manner that any broken spray head, pipes, or other components of the system are fixed within one to two days, or the zone or system will be shut down until it can be fixed to avoid undue water flows.			
1993 Impact 4.4-1	**Mitigation Measure 4.4-1c: [New] Develop architectural guidelines for the Triangle plan area.** The City will develop architectural guidelines for the Triangle Plan Area for projects not included under the Proposition 1C Program that facilitate the creation of sense of place that is architecturally in keeping with local vernacular and aesthetically pleasing while allowing for a distinctness that is identifiable with the Triangle Plan Area. Prior to approval of	**Implementation:** City of West Sacramento **Timing**: Prior to approval of building permits		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	building permits, the City shall review project designs to ensure that the project proponent meets the standards set forth in the architectural guidelines.			
1993 Impact 4.4-2: Revised]	**Mitigation Measure 4.4-2a: [New] Improve visual quality of the water tank to the highest degree possible.** The proposed water tank will be located within a park that is in very close proximity and adjacent to the Ironworks residents. Because of this, measures must be taken to ensure that the design of the water tank addresses its appearance in a way that is sensitive to its surrounding context and precludes it from becoming a visual blight. Every measure must be made to make the water tank become an accepted part of the community, as much as possible, upon installation and to ensure that it complements its surroundings, if not facilitates it becoming a point or landmark of beneficial visual interest that is high in aesthetic quality. The City will investigate, evaluate, and implement visual improvement and visual screening measures to improve the visual quality of the water tank, given its location, to the highest degree possible. **Tank Surface Treatment** At a minimum, local artists and designers shall be invited, such as in a design competition, to create a mural or similar aesthetic treatment that will be applied to the face of the water tank. The treatment/design shall be aesthetically pleasing to the majority and either celebrate the local environmental, historical, and/or cultural heritage or be of an artistic nature that complements the urban fabric and surrounding context. Appropriate paint type and surfacing materials will be selected to ensure long term durability of the painted or treated surfaces. The City will maintain the paint color or aesthetic treatment over time. The City shall also consider a design application to alter the appearance of the proposed tank to one that is more architectural in nature, that is more in scale with the surrounding built environment, and that may have a functional use within the landscape. An example design precedent can be seen in the water tank in Seattle, Washington's Volunteer Park where the water tank appears to be round brick building and has an enclosed viewing room at the top of the structure. Such considerations could include facing the water tank in an architectural manner, having a series of smaller tanks that are enclosed in buildings that complement the Ironworks development,	**Implementation:** City of West Sacramento **Timing**: As funding is available		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	and/or creatively integrated the water tank structure into a park design to somehow become a functional part of the landscape. Local involvement in this project would reduce the perceived adverse impact. Because residents of Ironworks would be so greatly affected by the placement of the water tank, their input shall be elicited during the design process. Whether a mural or architectural treatment is applied, design alternatives shall be presented and voted upon by the residents. In addition, residents' comments shall be evaluated for their value in potential design modifications to ensure a final treatment that meets all parties' expectations within the City's ability to implement them. **Vegetative Screening and Accents** Vegetative accents and screening would be installed, consistent with *Mitigation Measure AES-1b: [New] Implement best management practices to implement project landscaping plan* for open spaces to aid in a perceived reduction in the scale and mass of the water tank, while accentuating the design treatment that will be applied to the water tank surface. Plant selection would be based on its ability to screen the water tank and provide aesthetic accents and would include evergreen and deciduous tree and shrub species that would provided multi layering, seasonal variety, and be visually pleasing to improve aesthetics. **Use of Berms** Landscape berms, combined with tree and shrub plantings would help screen the facility from existing viewpoints by allowing for additional height. The landscape berms would be constructed in a manner that has a more natural form, as opposed to one that is highly regular and levee-like. The berms would be seeded with a native meadow erosion control seed mix and be planted to comply with "Vegetative Screening" above.			
1993 Impact 4.4-5	**1993 Mitigation Measure 4.4-5: Include the following glare-related design standards in the final approved version of the West Sacramento Triangle Specific Plan:** a) Exterior building materials on high-rise non-residential structures shall be composed of a minimum of 50% low- reflectance, non-polished finishes. b) Bare metallic surfaces such as pipes, flashing, vents, and light	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	standards shall be painted so as to minimize reflectance.			
1993 Impact 4.4-6	**1993 Mitigation Measure 4.4-6(a): Include the following lighting-related design standards in the final approved version of the West Sacramento Triangle Specific Plan:** a) Site and street lighting shall be designed and implemented so as to minimize glare to adjacent properties, open spaces, buildings, and rights-of-way. b) Lighting shall conform to all local codes and ordinances, and applicable safety and illumination requirements.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
1993 Impact 4.4-6	**1993 Mitigation Measure 4.4-6(b): [New] Evaluate Implementation of an After-Hours Low-Intensity and Lights-Off Policy** The City will consider implementation of a commercial and public buildings lighting policy that does the following: • Building design would be required to include low-intensity interior safety lighting for use during after-hours. This practice would decrease the amount of nighttime light that would occur from using standard interior lighting as safety lighting. • Use of interior lights to ensure building safety would be allowed, but the unnecessary overuse of interior nighttime lighting would be prevented by requiring that offices and businesses implement a lights-off policy. This practice requires that all non-safety lighting be turned off at night (such as in offices and hallways), after business hours. • Use of harsh mercury vapor or low-pressure sodium bulbs would be prohibited. • Outdoor light fixtures would be required to be aimed downward to minimize their effects on the night sky. • Such a policy can greatly reduce the amount of nighttime light pollution that is created by standard office and business practices.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
1993 Impact 4.6-1	**1993 Mitigation Measure 4.6-1: [Revised] Implement YSCAQMD Best Available Control Measures for Fugitive Dust.** The YSCAQMD measures listed below in Table 4B-4 and Table 4B-5 will be implemented by all subsequent projects within the Area Plan. **Table 4B-4.** Best Available Fugitive Dust Control Measures	**Implementation:** Project applicant and contractor(s) **Timing**:		

<table>
<tr><th>Impact</th><th>Mitigation Measure</th><th>Implementation Responsibility/ Timing</th><th>Compliance Verification</th><th>Date Completed</th></tr>
<tr><td></td><td>
<table>
<tr><td>Fugitive Dust Source Category</td><td>Control Actions</td></tr>
<tr><td>Earth-moving</td><td>1. Maintain soil moisture content at a minimum of 12%, as determined by ASTM method D-2216; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations. For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</td></tr>
<tr><td>Disturbed surface areas (except completed grading areas)</td><td>2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas that cannot be stabilized, as evidenced by wind-driven dust, must have an application of water at least twice per day to at least 80% of the unstabilized area</td></tr>
<tr><td>Disturbed surface areas—completed grading areas</td><td>2c. Apply chemical stabilizers within five working days or grading completion; or</td></tr>
<tr><td>Inactive disturbed surface areas</td><td>2d. Take action 3a or 3c specified for inactive disturbed surface areas.</td></tr>
<tr><td></td><td>3a. Apply water to at least 80% of all inactive disturbed surface areas on a daily basis when there is evidence of wind-driven fugitive dust, excluding any areas that are inaccessible due to excessive slope or other safety conditions; or</td></tr>
<tr><td></td><td>3b. Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or</td></tr>
<tr><td></td><td>3c. Establish a vegetative ground cover within 21 days after active operations have ceased; ground cover must be of sufficient density to expose less than 30% of unstabilized ground within 90 days of planting, and at all times thereafter; or</td></tr>
<tr><td></td><td>3d. Utilize any combination of control actions 3a, 3b, and 3c such that, in total, they apply to all inactive disturbed surface areas.</td></tr>
<tr><td>Unpaved roads</td><td>4a. Water all roads used for any vehicular traffic at least once per every two hours of active operations; or</td></tr>
<tr><td></td><td>4b. Water all roads used for any vehicular traffic once daily and restrict vehicle speed to 15 mph; or</td></tr>
<tr><td></td><td>4c. Apply chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.</td></tr>
<tr><td>Open storage piles</td><td>5a. Apply chemical stabilizers; or</td></tr>
<tr><td></td><td>5b. Apply water to at least 80% of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; or</td></tr>
<tr><td></td><td>5c. Install a three-sided enclosure with walls with no more than 50% porosity that extend, at a minimum, to the top of the pile.</td></tr>
</table>
</td><td>Include in construction contracts and implement during all construction phases</td><td></td><td></td></tr>
</table>

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed

Track-out control	6a. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and width of at least 20 feet; or
	6b. Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device.
All categories	7. Any other control measures approved by the District where necessary.
Source: SCAQMD Rule 403, Tables 1, 2, and 3	

Table 4B-5 Best Available Fugitive Dust Control Measures for High Wind Conditions (gusts exceeding 25 miles per hour)

	Control Measures
Earth moving	1a. Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas consecutive	1b. On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four days, apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; or
	2b. Apply chemical stabilizers prior to a wind event; or
	3b. Apply water to all unstabilized disturbed areas three times per day; if there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; or
	4b. Take the actions specified in Table 4B-4, Item 3c; or
	5b. Use any combination of control actions specified in Table 4B-5 (this table), Items 2B, 3B and 4B, such that, in total, they apply to all disturbed surfaced areas.
Unpaved roads	1c. Apply chemical stabilizers prior to a wind event; or
	2c. Apply water twice per hour during active operation
Open storage piles	1d. Apply water twice per hour; or
	2d. Install temporary coverings
Paved road track out	1e. Cover all haul vehicles; or
	2e. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operation on both public and private roads.
All categories	1f. Any other control measures approved by the District.
	Source: SCAQMD Rule 403, Tables 1, 2, and 3

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
1993 Impact 4.6-2	**1993 Mitigation Measure 4.6-2: Developers shall be responsible for ensuring that contractors reduce ROG, NOx, and CO emissions by complying with the construction vehicle air pollutant control strategies developed by the YSAQMD.** Construction contracts shall include the following requirements: 1. Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. As a general rule, vehicle idling should be kept below 10 minutes. 2. Construction equipment shall be properly maintained and in good operating condition. 3. During smog season (May through October), the construction period shall be lengthened from 7 a.m. to 7 p.m. so as to minimize the number of vehicles and equipment operating at the same time. 4. Contractors shall utilize new technologies to control ozone precursor emissions as they become available and feasible.	**Implementation:** Project applicant and contractor(s) **Timing**: Include in construction contracts and implement during all construction phases		
1993 Impact 4.6-2	**Mitigation Measure AQ-2 (a): [New] Project proponent will design buildings to be energy efficient** This includes siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screens to reduce energy use.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
1993 Impact 4.6-3	**1993 Mitigation Measure 4.6-3(a): Proposed new development shall comply with the proposed Transportation Systems Management Plan** [superseded by Mobility Element Mobility Implementation Program 14] **as approved by the City of West Sacramento.**	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit, as needed, and implement during operations		
1993 Impact 4.6-3	**1993 Mitigation Measure 4.6-3(b): Implement development of planned bicycle pathways in the Plan Area.**	**Implementation:** City of West Sacramento **Timing**: As funding is available		
1993 Impact 4.6-3	**1993 Mitigation Measure 4.6-3(c): [Revised] The City shall prohibit wood-burning fire places within the Plan Area.**	**Implementation:** Project applicant and contractor(s)		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
		Timing: Demonstrate compliance prior to issuance of building permit		
1993 Impact 4.6-3	**1993 Mitigation Measure 4.6-3 (d): [Revised] The City of West Sacramento shall participate in regional planning efforts to provide improved transit service and encourage alternatives to single-occupancy vehicles. Measures to achieve this include the following:** • Encouraging greater use of alternative modes to automobiles by coordinating with the City to establish a Transportation Systems Management Program [superseded by Mobility Element Mobility Implementation Program 14]. • Coordinating with transit agencies such as YOLOBUS and Regional Transit to provide scheduled transit services across the Sacramento River.	**Implementation:** City of West Sacramento **Timing**: During regional transit planning process		
1993 Impact 4.6-4	**1993 Mitigation Measure 4.6-4: Development within the Plan Area shall contribute a proportionate amount of the capital and operating costs of these services to be provided when employment within the Plan Area exceeds 2,000 employees. In the interim, the Plan shall provide shuttle transit service between the Plan Area and major destinations in Sacramento, to be implemented when employment within the Plan area exceeds 500 employees.**	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit, as needed		
1993 Impact 4.6-5	**1993 Mitigation Measure 4.6-3 (a): Proposed new development shall comply with the proposed Transportation Systems Management Plan [superseded by Mobility Element Mobility Implementation Program 14] as approved by the City of West Sacramento.**	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit, as needed, and implement during operations		
1993 Impact 4.6-5	**1993 Mitigation Measure 4.6-3 (b): Implement development of planned bicycle pathways in the Plan Area.**	**Implementation:** City of West Sacramento **Timing**: As funding is available		
Impact AQ-2	**1993 Mitigation Measure 4.22-2(a): Project developers within the Plan Area shall implement the following conservation/load management measures for commercial development:**	**Implementation:** Project applicant and contractor(s)		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed

	• Incorporate the load management devices which:
	  • Control the use of electricity during peak periods.
	  • Shed non-critical loads during generation shortfall.
	  • Preparing auxiliary generators for use at PG&E's request.
	• Incorporate electrical equipment that is more efficient than that required by code. An efficiency improvement of 20% is recommended. The following equipment is most important for achieving electrical load reductions:
	  • High-efficiency air conditioners.
	  • High-efficiency motors.
	  • High-efficiency lighting systems.
	  • High-efficiency water heating systems.
	• Providing space cooling by using a "thermal energy storage" system.
	• Illuminating by natural light in lieu of artificial light. Daylighting is especially applicable in:
	  • Commercial space where non-critical tasks are performed.
	  • Warehouses.
	  • Industrial complexes.
	  • Perimeter of multi-level parking garages.
	• Maximizing use of deciduous trees to provide shading of buildings and parking areas.
	• Requiring that all new commercial buildings are certified under the LEED rating system.
		Timing:
		Demonstrate compliance prior to issuance of building permit		

Impact AQ-2	**1993 Mitigation Measure 4.22-2(b): Project developers within the Plan Area shall implement the following conservation/load management measures for residential development:** • Maximizing southern orientation, limiting east-west glass areas. • Siting as many housing units as possible on a north-south axis with streets running east-west. • Incorporating fixed window shading devices. • Maximizing efficiency of heating and cooling equipment. • Maximizing efficiency of built-in appliances. • Maximizing use of deciduous trees to provide shading of buildings	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit and implement in design and during construction		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	and parking areas. • Implementing construction activities mitigation.			
Impact AQ-2	**Mitigation Measure AQ-2(a): [New] The project proponent shall design buildings to be energy efficient. This includes siting buildings to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.**	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
Impact AQ-2	**Mitigation Measure AQ-2(b): [New] The project proponent shall require that all contractors implement the following measures:** • The project proponent shall, to the extent feasible and available, require the project contractors to utilize local and regional building materials in order to reduce energy consumption and vehicle emissions associated with transporting materials over long distances. • The project proponent shall adhere to the City of West Sacramento's Municipal Code and its requirement that all covered projects shall divert at least 50 percent of construction and/or demolition debris from disposal in landfills.	**Implementation:** Project applicant and contractor(s) **Timing**: Require as a part of construction contracts, as feasible		
Impact AQ-2	**Mitigation Measure AQ-2 (c): [New] Developers will be responsible for ensuring that contractors implement additional measures to reduce construction-related ROG, NOX, and CO emissions below YSAQMD threshold levels** Construction contracts will implement additional measures to reduce construction emissions below YSAQMD threshold levels (YSAQMD has established thresholds of 10 tons per year for ROG and NOx, 80 pounds per day for PM10, and the CAAQS for CO). Such measures include, but are not limited to: 1. Using reformulated and emulsified fuels. 2. Incorporating catalyst and filtration technologies on off-road equipment. 3. Modernizing the equipment fleet with cleaner repower and newer engines.	**Implementation:** Project applicant and contractor(s) **Timing**: Require as a part of construction contracts if required to remain under current thresholds		
Impact AQ-3	**Mitigation Measure AQ-3(a): [New] Project proponent will construct new bus stops at convenient locations with pedestrian access to the project developments.** Pullouts will be designed so that	**Implementation:** Project applicant and contractor(s)		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	normal traffic flow or arterial roadway would not be impeded when buses are pulled over to serve riders. In addition, the Project proponent will work with local school districts to expand bus service.	**Timing**: Determine need in consultation with transit providers during project review		
Impact AQ-3	**Mitigation Measure AQ-3(b): [New] Project proponents will provide bicycle amenities at each project development site** As appropriate, this measure will include secure bicycle parking for office and retail employees, bicycle racks for retail customers, and bike lane connections throughout each project site.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
Impact AQ-3	**Mitigation Measure AQ-3(c): [New] Project proponent will include outdoor electrical outlets in all town homes, one located on the front of the building and one located on the rear of the building, to encourage the use of electrical landscape maintenance equipment.**	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
Impact AQ-3	**Mitigation Measure AQ-3(d): [New] Project proponent will incorporate the use of the following in all development to the extent feasible**: • Installation of motion detectors or dimmers in offices to control lighting. • Installation of efficient security, street, and parking lot lighting (e.g., high-pressure low-sodium fixtures). • Installation of reflective window film or awnings on south and west facing windows. • Installation of ceiling and wall insulation. • Installation of energy management systems to control heating, ventilation, and air-conditioning (HVAC) systems including operating hours, set points, scheduling of chillers, etc.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit to the extend feasible		
Impact AQ-3	**Mitigation Measure AQ-3(e): [New] Where feasible, Project proponent will install, light-colored "cool" roofs and pavements, and strategically place shade trees.**	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
Impact AQ-3	**Mitigation Measure AQ-3(f): [New] Project proponent will install efficient lighting and lighting control systems, as well as use daylight as an integral part of lighting systems in buildings.**	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
Impact AQ-3	**Mitigation Measure AQ-3(g): [New] Project proponent will, for commercial and office buildings with air conditioning units of five tons or less (<65,000 Btu/h) meet the Consortium for Energy Efficiency (CEE) Tier II specifications** The SEER/EER ratings shall be specified on building plans and the Title 24 compliance certificates at the time building permits are requested.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
Impact AQ-3	**Mitigation Measure AQ-3(h): [New] Project proponent shall include in residential buildings measures to conserve water usage including use of water efficient features such as high-efficiency toilets, water-conserving dishwashers, hot water demand systems, and electronic timers to control landscape irrigation systems** Commercial business shall be encouraged to install high-efficiency and dual-flush toilets, waterless urinals, electronic faucets, and hot water demand systems. In addition, water-efficient landscapes shall be used.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
Impact AQ-3	**Mitigation Measure AQ-3(i): [New] Project proponent shall, where feasible, and where the development parcel orientation permits, incorporate principles of passive solar design** Passive solar design is the technology of heating, cooling, and lighting a building naturally with sunlight rather than with mechanical systems because the building itself is the system. Basic design principles are large south-facing windows with proper overhangs, as well as tile, brick, or other thermal mass material used in flooring or walls to store the sun's heat during the day and release it back into the building at night when the temperature drops. Passive solar also takes advantage of energy-efficient materials, improved insulation, airtight construction, natural landscaping, and proper building orientation to take advantage of the sun, shade, and wind.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit, as feasible		
Impact AQ-3	**Mitigation Measure AQ-3(j): [New] Project proponent shall include a photovoltaic (i.e., solar electric) system, if feasible**.	**Implementation:** Project applicant and contractor(s)		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
		Timing: Demonstrate compliance prior to issuance of building permit, as feasible		
1993 Impact 4.20-2	**1993 Mitigation Measure 4.20-2(a): [Revised] Monitor possible location of CA-YOL-27** Though the exact location of CA-YOL-27 is not known and most evidence indicates that it is located north of the Tower Bridge Gateway, there is a possibility that it is located within the Plan Area. The area that is most likely to be the location of this site within the Plan Area can be determined through map and archival research. Historic maps can show mounds that are no longer present and soil difference on soil maps can indicate past human occupation. Based on a thorough search of available documentation locating CA-YOL-27, a review of historic maps, and an examination of soil and geological maps, a qualified archaeologist will delineate the area (including any portion beyond the Plan Area boundaries) that would be most likely to contain CA-YOL-27. This area will be monitored by a qualified archaeologist during excavation.	**Implementation:** Project applicant and contractor(s) **Timing**: During excavation, as needed		
1993 Impact 4.20-2	**1993 Mitigation Measure 4.20-2(b): [Revised] Stop work in case of discovery of human remains** Should human remains be encountered during excavation or other ground-disturbing activities anywhere in the Plan Area, work should halt in the vicinity and the Yolo County Coroner should be notified immediately in accordance with California Health and Safety Code Section 7050.5. If human remains are of Native American origin, the Coroner must, in accordance with *PRC 5097,* notify NAHC within 24 hours of this identification.	**Implementation:** Project applicant and contractor(s) **Timing**: During excavation or other ground-disturbing activities, as needed		
1993 Impact 4.20-3: [Revised]	**1993 Mitigation Measure 4.20-3: [Revised] Stop work in case of inadvertent discovery of archaeological resources** The City shall require through contractual obligations that in the event of any inadvertent discovery of archaeological resources, all such finds shall be subject to *PRC 21083.2* and CEQA Guidelines 15064.5. Procedures for inadvertent discovery include the following: • All work within 50 feet of the find shall be halted until a professional archaeologist can evaluate the significance of the find in accordance with NRHP and CRHR criteria. • If any find is determined to be significant by the archaeologist or	**Implementation:** Project applicant and contractor(s) **Timing**: During excavation or other ground-disturbing activities and after discovery, as needed		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	paleontologist, as appropriate, then representatives of the City shall meet with the archaeologist or paleontologist to determine the appropriate course of action. If necessary, a treatment plan will be prepared by an archeologist, outlining recovery of the resource, analysis, and reporting of the find. The treatment plan shall be submitted to the City for review and approval prior to resuming construction. • All significant cultural materials recovered shall be subject to scientific analysis, professional curation, and a report prepared by the professional archaeologist according to current professional standards.			
Impact CR-1	**Mitigation Measure CR-1: Conduct Architectural Inventories during Plan Implementation as necessary.** Prior to development within any portion of the plan area, the City of West Sacramento would ensure that an inventory and evaluation is conducted for the buildings located within the project area that are 45 years old or older and potentially eligible for listing in the in the CRHR or NRHP. This inventory and evaluation would be conducted by a qualified architectural historian will examine the project area and surrounding properties and determine whether an architectural inventory is necessary based upon the presence of potentially historical resources. If the architectural historian determines that an architectural inventory is necessary, an inventory will be conducted by a qualified architectural historian according to CEQA standards. The inventory and evaluation would include conducting a visual inspection of the buildings, background research on the history of the project area, and property specific research. Based on this research, the significance of built environment historical resources located in the project area would be evaluated using criteria for listing in the CRHR. Additionally, the buildings would be recorded on the appropriate Department of Parks and Recreation (DPR) 523 forms, photographed, and mapped. The DPR forms would be produced and forwarded to the CCIC. It should be recognized, however, that if the proposed development results in the demolition or destruction of a built environment historic resource (building or structure) that it cannot be mitigated to a less-than-significant impact, and subsequent CEQA analysis may be necessary to make such a finding. If any historical resources will be affected by the proposed development, mitigation measures will be devised in consultation with the City of West	**Implementation:** City of West Sacramento **Timing**: Prior to development that could affect a building of 45 years old or older		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	Sacramento and other appropriate agencies.			
1993 Impact 4.17-1	**1993 Mitigation Measure 4.17-1: [Revised] Develop and Implement Site-Specific Stormwater Drainage Plans and Specifications** The Plan applicant shall develop and implement Plan-specific stormwater drainages plans and specifications. The stormwater drainage system should be designed by a civil engineer in accordance with the City Works Standard Specifications. All proposed drainage plans are subject to review and approval by the City prior to commencement of construction. The drainage plan shall contain a quantitative analysis for drainage and flood control features that are necessary to avoid localized and site flooding. The plans shall also integrate Plan-related stormwater drainage into the City's local drainage conveyance facilities. Potential stormwater drainage control features that could be incorporated into the proposed Plan to improve stormwater runoff quality and reduce peak flows include but are not limited to, the items listed below: • Using underground stormwater detention tanks for detention basins, grass swales, infiltration trenches. • Using oil and grease separators in roadways and parking lots. • Sweeping streets and parking lots on a regular basis. • Using warm-season grasses and other similar plants requiring little water. • Construction of an open detention basin to control stormwater and improve water quality. • Construction of a stormwater pumping plant. • Construction of an outfall structure to convey pumped or gravity flows to the Sacramento River. • Construction of a downstream channel, culvert and possibly pumping improvements to the existing conveyance system west and south to Lake Washington. • Development of Site Specific detention or retention facilities. • Directing building downspout runoff over landscaped areas. • Maximizing the amount of water reaching plant root systems and minimizing runoff and evaporation by using effective irrigation systems, drip system, and soil moisture sensors.	**Implementation:** Project applicant and contractor(s) **Timing**: Approval required prior to issuance of prior to issuance of grading permit		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	• Adhering to seasonal, climatic, and dosage fertilizer application restrictions for the public parks and other landscaped areas. • With implementation of this mitigation measure, the Plan would include drainage control features to control peak rate of runoff from the Plan Area, which would prevent localized flooding. In addition, complying with General Plan Policies C.1, C.2, C.4, A.1, A.13, and A.6 would reduce this impact to a less-than-significant level.			
Impact HYD-1	**Mitigation Measure HYD-1: Comply with the regulation and guidelines of the Floodway Management Plan** In accordance with Chapter 15.5 of the West Sacramento Municipal Code, prior to the issuance of building permits, the applicant will provide payment of an in-lieu flood-protection fee in an amount established by resolution of the City Council. In addition, prior to the issuance of building permits, the applicant will demonstrate to the satisfaction of the Floodplain Administrator that 1) prior to occupancy, all structures on the project site will have 200-year flood protection, and 2) any improvements constructed or measures implemented by the applicant to ensure 200-year flood protection will not significantly increase the risk of flooding on adjacent properties. The applicant will demonstrate compliance with the guidelines of the Floodway Management Plan. The intended purpose of the plan is to implement the goals and planning vision of the Sacramento River Flood Control Project. According to the plan, the riverbank adjacent to the project site and Triangle planning area consists of high ground. The Plan provides the following recommendations and guidelines for all development located on high ground. • Structures shall be set back a minimum of 35 feet from the point at which the projected 3:1 slope intersects the elevation of high ground, as described under "Guidelines for Hydraulic Capacity Design Parameters." • Within the setback, provide an unobstructed levee road width of 20 feet or more between structures in all locations. Multiple-use roadway geometry shall accommodate passage of emergency vehicles and heavy construction equipment on an all-weather surface. Perpendicular access at regular intervals to be provided as described in "Guidelines for Good Access to Levee Roads." • Limit structures within the setback to minor facilities (e.g., bike	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to issuance of building permit		

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<tr><th>Impact</th><th>Mitigation Measure</th><th>Implementation Responsibility/ Timing</th><th>Compliance Verification</th><th>Date Completed</th></tr>
<tr><td></td><td>trails, maintenance roads, pedestrian amenities, restrooms, sanitation facilities, utility trenches) required for public access, transportation, utilities and drainage, and flood safety that are controlled and operated by public agencies.
• Seepage potential with the assumed water surface at the urban design profile must meet current USACE criteria for levees, as determined by a geotechnical analysis.
• Foundations of structures shall be designed to prevent settlement or stability problems of the high ground due to seepage, and be stable where buildings may potentially be subjected to seepage effects.
• Foundations of structures shall be constructed using methods that prevent damage to water-side slopes or otherwise adversely affect management and maintenance of the flood control system.
• Foundations of structures shall be sited and designed to allow excavation within the 35-foot setback area if necessary for flood control system maintenance (i.e., if the setback area were excavated, the structural integrity of the foundation, and therefore the building, would not be jeopardized).</td><td></td><td></td><td></td></tr>
<tr><td>1993 Impact 4.17-3</td><td>1993 Mitigation Measure 4.17-3 (a): Conform with all Applicable Permits and Have a Bank Stability Study Prior to Construction on or Near Any Flood Control Structures
Before construction begins, the contractor will apply for a general construction NPDES permit. Other permits for which the Plan contractor must apply are listed in Table 4D-2:
Table 4D-2. Required Permit Applications
Agency | Permit Requirement
U.S. Army Corps of Engineers | CWA Section 404 permit, possibly Nationwide Permit 33 (Temporary Construction Access and Dewatering)
California Department of Fish and Game | Streambed Alteration Agreement under California Fish and Game Code Section 1602
Central Valley Regional Water Quality 404 Control Board | CWA Section 401 water quality certification on the CWA Section permit
CWA Section 402 National Pollutant Discharge Elimination System permit</td><td>Implementation:
Project applicant and contractor(s)
Timing:
Obtain permits and complete stabilization study, as needed, prior to issuance of grading permit</td><td></td><td></td></tr>
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<tr><th>Impact</th><th>Mitigation Measure</th><th>Implementation Responsibility/ Timing</th><th>Compliance Verification</th><th>Date Completed</th></tr>
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<tr><td>State Water Resource Control Board</td><td>General construction activity stormwater discharge permit, notice of intent for grading activities exceeding 1 acre or more</td></tr>
<tr><td>City of West Sacramento</td><td>*Flooding and Drainage Design Standards Compliance with the City's Storm Water Management Plan</td></tr>
<tr><td>State Central Valley Flood Protection Board (CVFPB)</td><td>*Any activity that will impact the existing levee.</td></tr>
<tr><td>Sacramento Area Flood Control Agency (SAFCA)</td><td>*Compliance with the Sacramento River Corridor Floodway Management Plan (FMP)</td></tr>
<tr><td>National Marine Fisheries Service (NMFS)</td><td>*Will require consultation for the evaluation of impacts to fisheries and/or habitat</td></tr>
<tr><td>United States Fish and Wild Service (USFWS)-Section 7</td><td>*Formal Consultation for Endangered Species within the Sacramento River in connection with Section 404 Permit.</td></tr>
<tr><td>State Lands Commission</td><td>*State Lands Commission Lease may be required for discharge structure placed on bank of Sacramento River</td></tr>
<tr><td colspan="2">*Additional applicable permit requirements for stormwater outfall</td></tr>
<tr><td>City of West Sacramento</td><td>Flooding and Drainage Design Standards</td></tr>
</table>

A comprehensive bank stability study shall be prepared by a registered civil engineer to determine the stability of the stretch of the Sacramento River, or other water body in Plan Area, affected by the proposed structure (paths, roads, piers, amphitheater, or any other structure), prior to the issuance of the NPDES permit. Recommendations of the study shall be implemented as part of the construction to ensure that the bank stability will provide adequate flood control. The study shall be prepared in coordination with the Corps, the state lands commission, the reclamation board, and the Sacramento Area Flood Control Agency, to ensure that no regional flood control projects are interfered with (City of West Sacramento 1993)</td><td></td><td></td><td></td></tr>
<tr><td>1993 Impact 4.17-3</td><td>1993 Mitigation Measure 4.17-3 (b): [Revised] If construction is to occur on the water side of the riverbank, the City or its developer shall contact the CVFPB to obtain a permit prior to the finalization of the Specific Plan. The developer shall implement all general and special conditions set forward in the permit related to project constructions and implementation. Before Construction begins the developer would need to apply for a general construction NPDES Permit. In addition to the general construction NPDES permit, that developer would need to apply for encroachment permit from the CVFPB for any construction that involves cutting into the levee. The general construction NPDES permit is not related to the encroachment permit that is issued from the CVFPB or the bank</td><td>Implementation:
Project applicant and contractor(s)
Timing:
Obtain permit prior to issuance of grading permit and implement all permit conditions during site preparation and construction activities, as needed</td><td></td><td></td></tr>
</table>

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	stability study. The City or its developer shall implement all general and special conditions set forward in the permit related to project construction and implementation.			
1993 Impact 4.17-3	**2009 Mitigation Measure 4.17-3 (c): Use Sheet Pile Coffer Dam or other related BMP during the construction within the waterways.** The City or its developer will control the release of sediments and other construction related by-products from entering the Sacramento River during construction on the river side of the levee. By installing a sheet-pile cofferdam or another equal method that will control turbidity to the specifications listed below, would make this impact less than significant. This will ensure that construction activities result in minimal disturbances in the area. The City or its developer will monitor turbidity and suspended solids during the installation and removal of the cofferdams, and periods of dewatering during any in water construction. Monitoring will occur on an hourly basis during all in water work, and on a weekly basis during work that is performed on the river side of the levee. Results shall comply with Basin Plan standards for turbidity. Monitoring shall take place 100-feet upstream of the outfall, and 200 feet downstream of the project.	**Implementation:** Project applicant and contractor(s) **Timing**: During all phases of construction, as needed		
1993 Impact 4.17-4	**1993 Mitigation Measure 4.17-4 (a): [Revised] Comply with the comprehensive stormwater management program has been developed for the City of West Sacramento which includes BMPs to effectively improve the water quality prior to it entering the Sacramento River** The City of West Sacramento developed a Stormwater Management Program to address the stormwater quality within the urbanized area of the city. The BMPs listed within this program are designed to reduce or eliminate stormwater pollutants before being discharges into a water of the United States. The Plan area will be subject to complying with these measures to ensure that the stormwater runoff does not impact the receiving waters. These measures include, but are not limited to, the following BMPs: • Dry or wet detention basin to capture and treat runoff water. • Fertilizer placement is synchronized with irrigation of landscaped areas to minimize the discharge of fertilizer residue in the storm drain system. • Oil and grease separators for all drain inlets to the stormwater	**Implementation:** Project applicant and contractor(s) **Timing**: During all construction phases		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	system. • Irrigation and sprinkler limitations on water use for conservation purposes.			
1993 Impact 4.17-4	**1993 Mitigation Measure 4.17-4 (b): [Revised] Comply with the NPDES General Construction Permit from the Central Valley Regional Water Quality Control Board and implement erosion and sediment control measure as required.** City engineers or their developers with be responsible for construction activities within the Triangle Specific Plan Area will obtain an NPDES General Construction Permit as required when construction projects within the Plan Area disturb more than one acre of land. If the groundwater elevation is high enough and a large amount of dewatering would need to occur that is not covered in the General Construction Permit, an NPDES Low Threat Discharge and Dewatering Permit will be required. As part of the NPDES Permit, general developers or project engineers will develop and implement an SWPPP for the NPDES permit. The SWPPP shall identify at a minimum: • Activities that may cause pollutant discharge (including sediment). Erosion and sediment control measures to be implemented (such as soil stabilization, mulching, silt fencing, or temporary desilting/ retention basins), good housekeeping practices (such as road sweeping and dust control), and diversion measures (such as berms) to prevent clear runoff from contacting disturbed areas. • Construction BMPs consistent with the requirements of the NPDES permit to reduce the potential for contaminated runoff, such as lining ground-disturbing activities during the winter rainfall period, minimizing exposure to disturbed area and soil stockpiles to rainfall, and minimizing construction work near or within drainage areas. • Hazardous material spill prevention and response measure requirements, including lists of materials proposed for use, handling and storage practices, identification of spill response equipment, spill contaminant and clean-up procedures, and identified regulatory notification protocols and contact phone numbers to be followed in the event of a spill. • All general contractors will implement measures for construction dewatering activities to ensure the applicable water quality standards and permit limits are maintained. All	**Implementation:** Project applicant and contractor(s) **Timing**: Obtain permit prior to issuance of grading and implement permit conditions during all construction phases, as needed		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	applicable Notices of Intent (NOIs) and SWPPPs will be prepared before construction is initiated, and implementation will be ongoing throughout the life of the construction phases of Plan implementation. All SWPPPs and plans and specifications for construction of water quality BMPs will be submitted to the City for approval prior to commencing construction activities. The City will inspect for compliance of the SWPPP and NPDES permit throughout all construction activities.			
1993 Impact 4.13-1	**1993 Mitigation Measure 4-13.1: [Revised] The City's Community Development Director will review and approve verification that the following measures have been implemented before issuance of building permits:** • The City will determine the appropriate level of fire protection service for proposed developments, including service standards for comprehensive fire service as appropriate for fire prevention, suppression, inspections, and emergency medical and hazardous materials response, to which developers shall adhere. • The Fire Department will review all plans and designs for consistency with Fire Department standards before their approval. • All structures will be constructed according to fire safety and structural stability standards contained in the latest adopted Uniform Fire Code and Uniform Building Code and any related high-rise regulations (General Plan Policy C-4). Emergency access will be an integral part of the design of all public facilities (General Plan Policy I-6). For all commercial buildings, the Fire Department will review all building permit applications for consistency with such standards before their approval. • Developers, the City, and the Fire Department will complete a fire protection services funding agreement. The funding agreement will identify the equipment needed to provide fire protection services to proposed developments. The full cost of the equipment, and the developers' fair share of this cost, will be determined. Methods to fully fund the acquisition of equipment will be identified, including fees and other mechanisms. The fire protection services funding agreement will act as a mechanism to ensure that developers pay an appropriate portion of needed	**Implementation:** The City of West Sacramento and project applicant and contractor(s) **Timing**: Implement prior to issuance of occupancy permit		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	funding, that the City of West Sacramento Fire Department will provide fire protection equipment to serve proposed development, and that the City will ensure the measures in the plan are implemented as scheduled before occupation of project facilities. Fair-share payments identified through the funding agreement will be paid by developers prior to approval of each final map for specific projects within the project site. Funding for additional Fire Department personnel will not be the responsibility of developers. Sufficient funding for ongoing operations, including the cost of additional Fire Department personnel associated with proposed developments, will be available from property and sales taxes and from pass-through payments from the Redevelopment Agency to the general fund. • Developers will work with the City of West Sacramento Fire Department to ensure adequate access to and throughout proposed developments. Criteria for the design review process will include safe pedestrian access, lighting, and emergency service vehicle access. • The City will not authorize the occupancy of any structures until developers have confirmed the provision of fire flows as required by the City of West Sacramento Fire Department and the California Fire Code. Nonresidential fire flow requirements will conform to those contained in the 2001 California Fire Code.			
1993 Impact 4.12-1	**1993 Mitigation Measure 4-12.1: [Revised] The City's Community Development Director will review and approve verification that the following measures have been implemented before issuance of planning entitlements, design review approvals, and/or issuance of building permits:** • The City will determine the appropriate level for police protection services, including the required number of officers, support staff members, and associated equipment and vehicles, to provide service to proposed developments. • Developers, the City, and the Police Department will complete a police protection services funding agreement. The funding agreement will identify the equipment needed to provide police protection services to proposed development. The full cost of the equipment, and the developer's fair share of this cost, will be determined. Methods to fully fund the acquisition of equipment	**Implementation:** The City of West Sacramento and project applicant and contractor(s) **Timing**: Implement prior to issuance of occupancy permit		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	will be identified, including fees and other mechanisms. The police protection services funding agreement will act as a mechanism to ensure that developers pay an appropriate portion of needed funding, that the City of West Sacramento Police Department will provide police protection equipment to serve proposed developments, and that the City will ensure the measures in the plan are implemented as scheduled before occupation of any proposed facilities. Fair share payments identified through the funding agreement will be paid by developers prior to approval of each final map for specific projects within the project site. Funding for additional Police Department personnel will not be the responsibility of developers. Sufficient funding for ongoing operations, including the cost of additional Police Department personnel associated with proposed developments, will be available from property and sales taxes and from pass-through payments from the Redevelopment Agency to the general fund. • Developers will coordinate with the City of West Sacramento Police Department during the planning stage to ensure the use of design features, such as alarms and lighting, to reduce police service demands. • Developers will provide private security service and security personnel for residential and commercial development construction sites. • Developers will work with the City of West Sacramento Police Department to ensure adequate access for security purposes to and throughout proposed developments. Criteria for the design review process shall include safe pedestrian access, lighting, and emergency service vehicle access.			
1993 Impact 4.12-2	**1993 Mitigation Measures 4.12-2: Implement mitigation measures 4.12-1, above**	**Implementation:** The City of West Sacramento and project applicant and contractor(s) **Timing**: Implement prior to issuance of occupancy permit		
1993 Impacts 4.11-1 and 4.11.2: [Revised]	**1993 Mitigation Measure 4-11.1: Development within the Plan Area shall contribute to the construction of new school facilities**	**Implementation:** Project applicant		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	within the Washington Unified School District in accordance with established impact fee schedules for both residential and commercial space.	**Timing**: Implement prior to issuance of occupancy permit		
1993 Impact 4.2-1	**1993 Mitigation Measure 4-2.1(a): [Revised] The Specific Plan shall include a requirement that all new development comply fully with the Park Impact Fee Program and the Triangle Park Development Program in effect at the time of the implementation of the mitigation measure. Compliance may be achieved through land dedication, improvement dedication, the payment of in-lieu fees, or the performance of any combination of these requirements determined acceptable by the City.**	**Implementation:** The City of West Sacramento and project applicant and contractor(s) **Timing**: Confirm compliance prior issuance of building permit		
1993 Impact 4.2-4	**1993 Mitigation Measure 4-2.4: [Revised] Implement Mitigation Measure 4-2.1(a), above**			
1993 Impact 4.14-1	**1993 Mitigation Measure 4-14.1: [Revised] Prior to Plan approval, the City shall require the developer to incorporate appropriate water demand management measures found within Chapter V of the 2005 Master Water Plan. These measures include participation in system water audits/repairs; high-efficiency washing machine rebate programs; public and school information programs; conservation programs for commercial, industrial, and institutional accounts; water waste prohibitions; and residential ultra-low flush toilet replacement programs.**	**Implementation:** The City of West Sacramento and project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit		
1993 Impact 4.14-2	**1993 Mitigation Measure 4.14-2(a): Development within the Plan Area shall provide its fair share to fund off-site improvements necessary to ensure the provision of adequate fire flow to buildings in the Plan Area. Adequacy of fire flow shall be determined by the West Sacramento Fire Department on an on-going basis. The water facilities shall be designed in accordance with the standard specification of the City of West Sacramento. All water facilities shall be subject to the review and approval of the City's Public Works Department.**	**Implementation:** The City of West Sacramento and project applicant and contractor(s) **Timing**: Contribute fair-share funding prior to issuance of building permit and demonstrate fire flow as needed		
1993 Impact 4.14-3	**Mitigation Measure 4-14-3(b): [Revised] Implement Mitigation Measures 4.14-1 (updated) and 4.14-2(a), above**			
1993 Impact 4.14-3	**1993 Mitigation Measure 4-14-3(c): New structures in the City of West Sacramento shall be equipped with water- efficient plumbing fixtures in full accordance with the following**	**Implementation:** Project applicant and contractor(s) **Timing**:		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	regulations: (1) California Health and Safety Code Section 17921.3 (low-flush toilets and urinals). (2) Title 20, California Administrative Code Section 1604(f) (maximum flow rates of showerheads, lavatory faucets and sink faucets). (3) Title 20, California Administrative Code Section 1606(b) (appliance efficiency standards. (4) Title 24, California Administrative Code Section 2-5307((b) (compliance with flow rate standards). (5) Title 254, California Administrative Code Sections 2-5352(i) and (j) (pipe insulation standards to reduce waste of water from hot-water pipes). (6) Health and Safety Code Section 4047 (installation of water softening appliance regulations). (7) Government Code Section 7800 (self-closing faucets in all public facilities).	Prior to building permit		
1993 Impact 4.14-3	**1993 Mitigation Measure 4-14-3(d): The City of West Sacramento shall implement the following water conservation measures as applicable, in new structures:** (1) Drinking fountains shall be equipped with self-closing valves. (2) Conservation reminders shall be posted in appropriate locations (such as restrooms, locker rooms, etc.). (3) Thermostatically controlled mixing valve(s) shall be installed in showers. (4) Water conserving washers shall be used in any laundry operations. (5) Water-conserving models of dishwashers and spray emitters fitted for reduced flow shall be utilized in any kitchen operations. (6) Ultra-low-flush (1-1/2 gallon per flush) toilets shall be installed.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to building permit		
1993 Impact 14.15-1: [Revised]	**1993 Mitigation Measure 4.15-1(a): [Revised] The project proponent for each project under the Plan shall contribute financial support equal to the project's "fair share," through the wastewater fee program in effect at the time of the**	**Implementation:** Project applicant and contractor(s) **Timing**:		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	implementation of the mitigation measure, to provide for necessary wastewater infrastructure to service the Plan Area. These facilities may be financed through the use of existing fees and/or some other mechanism such as participation in a community financing district or entering into a development agreement/owner participation agreement.	Prior to building permit		
1993 Impact 14.15-1: [Revised]	**1993 Mitigation Measure 4.15-1(b): Mitigation Measure 4.15-1(b): The wastewater transportation system in the Plan Area shall be designed to minimize infiltration and inflow. The collection system will be in accordance with design requirements given in the standard specification for the City of West Sacramento.**	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to building permit		
1993 Impact 4.15-2	**1993 Mitigation Measures 4.15-1(a) [Revised] and 4.15-1(b), listed above.**			
1993 Impact 4.15-3	**1993 Mitigation Measures 4.15-1(a) [Revised] and 4.15-1(b), listed above.**			
1993 Impact 4.7-1	**1993 Mitigation Measure 4.7-1(a): Limit Times of Construction** To minimize the noise impacts on nearby residents during noise-sensitive periods, construction within 1,600 feet of existing residences shall be limited to between the hours of 7 a.m. and 7 p.m. seven days a week. Work may occur outside the designated hours only by special permit from the City stating the compelling reasons for constructing during these hours.	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout all noise-generating construction phases within 1,600 feet of existing, occupied residences		
1993 Impact 4.7-1	**1993 Mitigation Measure 4.7-1(b): Minimize Noise from Construction Equipment.** Construction equipment shall be properly outfitted and maintained with noise-reduction devices to minimize construction- generated noise. Whenever possible, noise-generating construction equipment shall be shielded from nearby residences by noise-attenuating buffers such as structures or trucks. Alternatively, the equipment could be placed into a pit.	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout all noise-generating construction phases		
1993 Impact 4.7-1	**1993 Mitigation Measure 4.7-1(c): Locate Stationary Noise Sources away from Noise-Sensitive Land Uses.** Contractors shall locate stationary noise sources away from noise-sensitive land uses.	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout all noise-generating construction phases		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
1993 Impact 4.7-1	**1993 Mitigation Measure 4.7-1(d): [New] Employ Measures to Reduce Impact Pile Driving Noise** The contractor shall employ measures to reduce pile driving noise where feasible. Measures to reduce noise include but are not limited to: • Use drilled piles or pre-drilled pile holes where geological conditions permit their use. • Employ acoustical blankets around noise generating elements of the pile driver	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout pile driving activities, as needed		
1993 Impact 4.7-1	**Mitigation Measure NOI-4(a): Avoid impact pile driving where possible** Avoid impact pile driving where possible. Drilled piles or slab mats cause lower vibration levels and should be used where geological conditions permit their use.	**Implementation:** Project applicant and contractor(s) **Timing**: Throughout pile driving activities, as needed		
1993 Impact 4.7-1	**Mitigation Measure NOI-4(b): Prepare and implement construction vibration monitoring plan where necessary** If impact pile driving is proposed within 50 feet of adjacent structures or 100 feet of unreinforced older buildings, a construction vibration-monitoring plan shall be implemented to document conditions prior to, during, and after vibration-generating construction activities. All plan tasks shall be undertaken under the direction of a professional structural engineer licensed in the State of California and be in accordance with industry-accepted standard methods.	**Implementation:** Project applicant and contractor(s) **Timing**: Approval of plan prior to issuance of grading permit, as needed, implement during and after vibration-generating construction activities		
1993 Impact 4.7-2	**1993 Mitigation Measure 4.7-2: [Revised] Utilize noise attenuation materials and design to result in interior noise levels that comply with applicable City interior noise standards** New noise-sensitive development within the Triangle Area shall be required to include adequate construction noise attenuation materials and design techniques to reduce interior noise levels comply with City noise standards (Tables 4G-5 and 4G-6).	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit, as needed		
1993 Impact 4.7-3: [Revised]	**Mitigation Measure 4.7-3: [New] Design and implement acoustical treatments so that noise levels in outdoor use areas do not exceed 70 L_{DN}** The project applicant or developer of new noise-sensitive land uses within the Triangle Specific Plan Area planned in areas that are predicted to exceed 70 L_{DN} shall be required to retain a qualified	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit, as needed		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	acoustical professional to design treatments such that exterior noise levels in outdoor use areas do not exceed 70 L_{DN}. Project-specific treatments could include, but may not necessarily be limited to: • Utilizing site planning to minimize noise in noise-sensitive areas by locating outdoor activity areas in locations that are setback or acoustically shielded from noise sources. • Utilizing noise barriers or berms to acoustically shield noise-sensitive outdoor activity areas where site planning methods are not sufficient to reduce noise in noise-sensitive exterior use areas to 70 L_{DN} or less.			
1993 Impact 4.7-4	**1993 Mitigation Measure 4.7-4(a): Require UPRR noise analysis** The City of West Sacramento shall require a detailed noise analysis if the Union Pacific Railroad spur line is used. The analysis will determine if any land uses are significantly affected by rail and train noise and require specific mitigation measures.	**Implementation:** The City of West Sacramento **Timing**: Prior to use of the railroad spur		
1993 Impact 4.7-4	**1993 Mitigation Measure 4.7-4(b): Develop specific mitigation based on UPRR noise analysis** Based on the results of the noise analysis required in Mitigation Measure 4.7 4(a), appropriate project-specific mitigations shall be employed to reduce noise impacts on residences to comply with the City land use compatibility for residences in the Triangle Specific Plan Area (70 dBA L_{DN}). Project-specific mitigation could include, but may not necessarily be limited to, measures such as the use of sound-rated windows and doors in residential construction, and the appropriate placement of noise barriers such as sound walls or landscaped earthen berms.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of building permit, as needed		
Impact NOI-2	**Mitigation Measure NOI-2: Retain acoustical consultant to define noise mitigation for new noise-generating land uses** In areas where new noise-generating uses are proposed adjacent to or integrated with noise-sensitive uses, the project applicant shall retain a qualified acoustical consultant to design treatments such that exterior noise levels in outdoor use areas does not exceed 70 L_{DN}. The identified mitigation shall be included in the design of the specific project. Measures that can be implemented to achieve this include but are not limited to: • Utilizing site planning to minimize noise in noise-sensitive areas by locating noise-generating operations in areas that are	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of grading permit, as needed		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	set back or acoustically shielded from noise-sensitive uses. • Incorporating noise controls on mechanical equipment such as enclosure, barriers, and duct silencers. • Limiting the hours of noise-generating activities, such as maintenance, loading, unloading, and drive-through operations, to 7 a.m. to 7 p.m., where potential noise conflicts exist.			
Impact NOI-4	**Mitigation Measure NOI-4 (a): Avoid impact pile driving where possible** Avoid impact pile driving where possible. Drilled piles or slab mats cause lower vibration levels and should be used where geological conditions permit their use.	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of grading permit, as needed		
Impact NOI-4	**Mitigation Measure NOI-4 (b): Prepare and implement construction vibration monitoring plan where necessary.** If impact pile driving is proposed within 50 feet of adjacent structures or 100 feet of unreinforced older buildings, a construction vibration-monitoring plan shall be implemented to document conditions prior to, during, and after vibration- generating construction activities. All plan tasks shall be undertaken under the direction of a professional structural engineer licensed in the State of California and be in accordance with industry-accepted standard methods. Measures could include but are not limited to: • Performance of a photo survey, elevation survey, and crack monitoring survey for each impacted structure. Surveys shall be performed prior to any construction activity, in regular interval during construction and after project completion and shall include internal and external crack monitoring in structures, settlement, and distress and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. • Schedule pile driving so that piles furthest from adjacent structures are driven first, and only after vibration levels are found to be within the limits is pile driving be allowed at closer distances. • At a minimum, vibration monitoring should be conducted during pavement demolition, excavation, and pile driving activities. Monitoring results may indicate the need for more or less intensive measurements. • If vibration levels approach limits, suspend construction and	**Implementation:** Project applicant and contractor(s) **Timing**: Demonstrate compliance prior to issuance of grading permit, as needed		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	implement contingencies to either lower vibration levels or secure the affected structures. • Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site. • Conduct post-construction survey on structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities. • The results of all vibration monitoring shall be summarized and submitted in a report shortly after substantial completion of each phase identified in the project schedule. The report will include a description of measurement methods, equipment used, calibration certificates, and graphics as required clearly to identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits will be included together with proper documentation supporting any such claims.			
1993 Impact 4.5-3	**1993 Mitigation measures 4.5-3(a): The City shall continue to study and implement a relocation plan for railroad operations currently within the Plan Area to an alignment outside the Plan Area.**	**Implementation:** The City of West Sacramento **Timing**: As funding is available		
1993 Impact 4.5-8	**1993 Mitigation Measure 4.5-8(a): [Revised] The Plan shall encourage greater use of alternative modes to automobiles through establishment of a transportation systems management program [superseded by Mobility Element Mobility Implementation Program 14] in the Plan Area 1993 Mitigation Measure 4.5-8(b): [Revised] The City shall coordinate with transit agencies to provide scheduled transit across the Sacramento River** Development within the Plan Area will contribute a fair share of the capital and operating costs of these services to be provided when employment in the Plan Area exceeds 2,000 employees. In the interim, the Plan will provide shuttle transit service between the Plan Area and major destinations in Sacramento, to be implemented when employment within the Plan Area exceeds 500 employees.	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to issuance of occupancy permit, as needed		
1993 Impact 4.5-9	**1993 Mitigation Measure 4.5-9(a): [Revised]** The Plan shall encourage greater use of alternative modes to automobiles through	**Implementation:** The City of West Sacramento		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	establishment of a Transportation Systems Management (TSM) program [superseded by Mobility Element Mobility Implementation Program 14] in the Plan Area. In addition, the City will coordinate with transit agencies to provide enhanced transit service between the Plan Area and major destinations.	**Timing**: As funding is available		
1993 Impact 4.5-9	**1993 Mitigation Measure 4.5-9(b): [Revised] The City will coordinate with local and regional transit agencies to provide improved transit across the Sacramento River.** Development within the Plan Area will contribute a fair share of the capital and operating costs of these services. In the interim, the Plan will provide shuttle transit service between the Plan Area and major destinations in Sacramento, to be implemented when employment within the Plan Area exceeds 500 employees.	**Implementation:** The City of West Sacramento **Timing**: As funding is available		
1993 Impact 4.5-29	**1993 Mitigation Measure 4.5-29(a): As development occurs in the Plan area, the City will coordinate with YOLOBUS to extend local bus service and will also coordinate with Regional Transit to extend selected bus lines serving downtown Sacramento to serve streets within the Plan Area.**	**Implementation:** The City of West Sacramento **Timing**: As funding is available		
1993 Impact 4.5-29	**1993 Mitigation Measure 4.5-29(b): The City will continue to coordinate with Regional Transit to extend light rail transit service to serve West Sacramento.**	**Implementation:** The City of West Sacramento **Timing**: As funding is available		
1993 Impact 4.5-29	**1993 Mitigation Measure 4.5-29(c): [Revised] Development in the Plan Area will contribute a fair share to the capital and operating costs of transit service extensions.**	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to issuance of occupancy permit, as needed		
1993 Impact 4.5-29	**1993 Mitigation Measure 4.5-29(d): Development in the Plan Area will provide shuttle service between the Plan Area and major destinations in downtown Sacramento, until transit service by public transit agencies can be implemented at sufficient levels to meet service standards, as defined by the transit agencies.**	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to issuance of occupancy permit, as needed		
Impact TRA-8	**Mitigation Measure TRA-8: Coordinate with Project proponent during environmental review to ensure potential hazards are**	**Implementation:** Project applicant and contractor(s)		

Impact	Mitigation Measure	Implementation Responsibility/ Timing	Compliance Verification	Date Completed
	identified To ensure that potential increases in hazards resulting from individual projects are minimized, the City will coordinate with the project proponent during the environmental review phase to identify potential hazards before the project is implemented. Modifications to the project design or temporary measures for construction should be proposed as necessary to minimize these hazards.	**Timing**: Prior to issuance of grading permit		
1993 Impact 4.5-31	**1993 Mitigation Measure 4.5-31: Design and implementation of street improvements in the Plan Area will include adequate provisions for pedestrians and bicycles, including signalized crosswalks at major intersections, sidewalks, and bicycle lanes.**	**Implementation:** Project applicant and contractor(s) **Timing**: Prior to approval of improvement plans		
Impact TRA-12	**Mitigation Measure TRA-12: Coordinate with Sacramento Area Council of Governments during Project-level environmental review** As projects in the vicinity of these facilities are proposed and reviewed, the City will coordinate with SACOG and the project proponent to ensure that the project design accounts for the requirements of the respective SACOG-proposed bicycle and pedestrian facilities and that operation of the project does not interfere with use of those facilities.	**Implementation:** The City of West Sacramento **Timing**: During buildout of Specific Plan		

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