

Mitchell Farms Subdivision Mitigation Monitoring and Reporting Program

INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines Section 15097 requires that whenever a public agency approves a project based on a Mitigated Negative Declaration or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring or reporting program to ensure that all adopted mitigation measures are implemented.

This mitigation monitoring and reporting program (MMRP) is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Mitchell Farms Subdivision (proposed project). This MMRP will be used by the City of Citrus Heights staff to ensure compliance with all mitigation measures identified in the Mitchell Farms EIR is achieved during project implementation. The MMRP provides for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING PROGRAM DESCRIPTION

The City of Citrus Heights will coordinate monitoring activities and document the implementation of mitigation measures for each project phase. Table 1 lists each mitigation measure as identified in the Final EIR and the associated implementation, monitoring/reporting, timing and performance requirements. The table includes:

1. the full text of each applicable mitigation measure;
2. the party or parties responsible for implementation and monitoring of each measure and any reporting requirements;
3. the timing of implementation of each mitigation measure, including any ongoing monitoring and/or reporting requirements; and
4. performance criteria by which to ensure mitigation requirements have been met.

Following completion of the monitoring and reporting process, the final monitoring results will be recorded and incorporated into the project file maintained by the City of Citrus Heights.

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No mitigation measures are required for the following resources:

- Agriculture and Forestry Resources
- Land Use/Planning
- Air Quality
- Mineral Resources
- Hydrology/Water Quality
- Population/Housing
- Geology, Soils, and Seismology
- Visual Resources

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<i>Biological Resources</i>				
Mitigation Measure 4.3a: All workers shall receive worker environmental awareness program training conducted by a qualified biologist or an environmentally trained foreman. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to recognize all special-status species potentially present in the project area, identify their habitat, and the nature and purpose of protective measures including best management practices and other required mitigation measures. They will also be instructed to avoid wetlands and waters within the project area other than where impacts have been authorized, prevent spills, and receive contact information for the qualified biologist.	Project applicant/ Contractor	City of Citrus Heights	<ul style="list-style-type: none"> Training shall be provided to all workers upon commencement of construction activities 	<ul style="list-style-type: none"> All workers receive worker environmental awareness training prior to working within the project site. Prior to issuance of grading or building permits, the project applicant/contractor shall submit training materials to the City for review. Prior to issuance of grading or building permits, the project applicant/contractor shall provide the City with a schedule for worker environmental awareness training. No more than 72 hours following completion of the worker environmental awareness training, the project applicant/contractor shall submit training attendance logs to the City.

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<p>Mitigation Measure 4.3b: Should construction begin during the breeding season (February 1 through September 30), a preconstruction nesting bird survey shall be performed no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the site remains inactive for more than one month during the breeding season and construction would resume during the breeding season, another preconstruction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist based on species, location and planned construction activity. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in close proximity to the nest during the nesting season or creating a buffer zone between the nest and the activity. Project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species.</p>	Project applicant/ Contractor	City of Citrus Heights	<ul style="list-style-type: none"> • No sooner than 14 days prior to any groundbreaking activities or tree removal that occurs between February 1 and September 30. 	<ul style="list-style-type: none"> • Preconstruction surveys are conducted when construction activities begin anytime between February 1 and September 30 of each year. • No-disturbance buffer zones are maintained around active nests until the subject nests are no longer active.
<p>Mitigation Measure 4.3c: No sooner than 30 days prior to demolition of any structures and/or no sooner than 30 days prior to tree removal, a preconstruction roosting bat survey shall be performed by a qualified biologist (i.e. a biologist with several years' experience performing roosting bat surveys, capable of identifying signs of roosting such as urine stains, guano piles, etc.) to determine if roosting bats or maternity colonies exist in any of the structures or trees within the project area. Surveys must be repeated for each year that demolition and/or tree removal would occur. If any active roosts are observed, consultation with CDFW shall be sought to potentially develop an exclusion plan, under the direction of CDFW. If maternity roosts are observed, demolition shall be postponed until the maternity colonies have dispersed, usually between late August and the end of September. Project activities shall be confined to daylight hours to prevent impacts to foraging bats.</p>	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> • Surveys are completed no sooner than 30 days prior to demolition or tree removal for each construction phase • Where an exclusion plan is needed, the plan is implemented prior to demolition and/or tree removal • Throughout all construction phases, construction activities are limited to daylight hours 	<ul style="list-style-type: none"> • Pre-disturbance surveys are completed • Consultation with CDFW is completed and an exclusion plan is implemented if roosting bats and/or maternity colonies are identified in areas subject to tree removal and/or demolition • Construction activities are limited to daylight hours
<p>Mitigation Measure 4.3d: The project applicant shall provide compensation for the loss of wetlands and waters of the United States sufficient to meet the City of Citrus Heights' requirement that there be no</p>	Project applicant	City of Citrus Heights	<ul style="list-style-type: none"> • Prior to grading permit issuance 	<ul style="list-style-type: none"> • The applicant shall provide evidence of compliance with mitigation requirements

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net loss of wetland communities. To achieve this, the project applicant shall obtain a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers to authorize impacts to wetlands and define the specific requirements for replacement or compensation for the loss and the project applicant shall carry out on-site replacement or off-site banking to mitigate for impacts to wetlands. Minimum replacement ratios shall be 1:1 for wetland habitat. If off-site mitigation is chosen, the project applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at an approved wetlands mitigation bank. The amount of money required to purchase these credits shall be equal to the amount necessary to replace wetland or habitat acreage and value, including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, shall be provided to the City prior to the issuance of grading permits.				specified in the Section 404 permit, as approved by the Corps.
Mitigation Measure 4.3e: Installation of silt fencing shall be required for any construction activity that occurs within 100 feet of the South Branch of Arcade Creek, other than where direct impacts have been authorized through permits obtained from the U.S. Army Corps of Engineers. Grading and improvement plans for each construction phase shall indicate the high water mark of the creek and shall delineate all construction activity areas within that phase. Silt fencing shall be installed at least 25 feet from the high water mark of the creek. All equipment and vehicles shall be staged outside of waterways. Spill kits shall be available on the site to crews working within the project area and any spills shall be cleaned up immediately. Silt fence or fiber rolls (i.e. straw wattles) shall be installed on slopes adjacent to areas where trenching could cause erosion into nearby waterways, or where construction occurs within 25 feet of wetlands or waters. The City shall inspect the silt fence and/or fiber rolls prior to commencement of construction activities for each phase.	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> • Prior to commencement of construction activities for each phase 	<ul style="list-style-type: none"> • Silt fencing is installed by the applicant and is inspected and approved by the City before each construction phase
Mitigation Measure 4.3f: The project applicant shall provide compensation for the loss of trees that are protected under Section 106.39 of the Citrus Heights Municipal Code and for the loss of valley oak woodland habitat. Mitigation for the loss of protected trees may include onsite tree planting, off-site tree planting within the City Limits, or in-lieu fee payment or a combination thereof, sufficient to meet the City of Citrus Heights' requirement that one diameter inch of tree be	Project applicant	City of Citrus Heights	<ul style="list-style-type: none"> • Prior to approval of improvement plans and issuance of grading permits 	<ul style="list-style-type: none"> • Applicant prepares the Protected Tree Mitigation and Valley Oak Woodland Conservation plan; City reviews and approves the Protected Tree Mitigation and Valley Oak Woodland

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<p>planted for each diameter inch of tree removed or that a revegetation plan approved by the City has been implemented. Mitigation for the loss of valley oak woodland shall be sufficient to meet the City of Citrus Heights' requirement that there be no net loss of sensitive habitats. Tree planting that occurs within the City of Citrus Heights as part of any valley oak woodland habitat restoration, revegetation, or creation would also be applied to the required diameter inch replacement for the loss of protected trees. Where tree planting as part of valley oak woodland habitat mitigation occurs outside the City of Citrus Heights, it cannot be applied to the required diameter inch replacement for the loss of protected trees. Prior to approval of improvement plans and issuance of grading permits, the project applicant shall submit a detailed Protected Tree Mitigation and Valley Oak Woodland Conservation plan that includes the following:</p> <p>Tree Removal Inventory: The project applicant shall submit an Arborist's Report inventorying the trees within the development footprint for the construction phase for which improvement plans and grading permit applications are submitted. The inventory shall document the species and size of each tree. For multi-stem trees, the diameter inches shall be calculated by aggregating the total diameter at breast height of each stem. For any trees that are recommended for removal due to the tree health and/or condition, specific documentation of the health and condition that warrants removal shall be provided.</p> <p>Tree Replacement and Revegetation Program: The project applicant shall submit a Tree Replacement and Revegetation Program that identifies all of the following:</p> <ul style="list-style-type: none"> • the number of protected trees to be removed from the project site and the total diameter inches of those trees; • the number, size and location of trees to be planted on-site; • the number, size and location of any trees to be planted off-site; • a maintenance and monitoring program for replacement trees (both on-site and off-site); • if the applicant proposes to undertake revegetation, a revegetation plan meeting the requirements of Section 106.39.060.C of the City of Citrus Heights Municipal Code; • for any off-site conservation easements that the applicant will 				<p>Conservation plan, and applicant implements the Protected Tree Mitigation and Valley Oak Woodland Conservation plan prior to any tree removal. A single plan addressing impacts and mitigation for the entire project may be prepared and implemented at the commencement of the first construction phase; or compliance with this measure may be phased concurrent with the project construction phasing</p>
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<p>obtain to mitigate for the loss of valley oak woodland habitat, the location of the subject property, a habitat assessment documenting the type, extent and quality of the vegetation communities present on the subject property, number of trees, and evidence of the willingness of the property owner to place the property under a conservation easement; and</p> <ul style="list-style-type: none"> the anticipated amount, if any, to be paid to the City's in-lieu fee for protected tree removal. <p>On Site Tree Planting: The project applicant shall replant trees within the project site open space and landscape planters. The applicant shall restore 5.12 acres of valley oak woodland habitat on-site and/or plant replacement trees as mitigation for trees removed as part of the project. Where valley oak woodland habitat is established or revegetated within the site, trees planted may also be counted as mitigation for the loss of protected trees subject to approval by the Planning Division. Detailed landscaping plans showing the placement of replacement trees shall be provided with the proposed improvement plans for each construction phase. Supplemental irrigation shall be provided to the tree replacement planting areas for three years; this shall be demonstrated on landscaping plans. On site tree planting shall occur concurrent with construction activities for each development phase. The City shall inspect replacement tree plantings prior to issuance of any certificates of occupancy for each development phase.</p> <p>In addition, trees planted by the project applicant in front yards of the proposed residences and in landscape planters along public streets within the project site may be applied towards the project's mitigation requirements if the City first approves a long-term maintenance and management plan for them. This may include maintenance through a landscape and lighting district or as a requirement of the Homeowners' Association.</p> <p>Offsite Tree Planting: The project applicant may undertake off-site replanting within the City of Citrus Heights to mitigate for the loss of protected trees. Off-site replanting shall occur on sites approved by the City of Citrus Heights prior to any planting occurring. Any off-site replanting area shall be subject to a conservation easement or other mechanism approved by the City to ensure the area is protected in perpetuity (unless the site is within publicly owned park).</p>				
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<p>Replacement Tree Monitoring: Replacement trees planted by the project applicant onsite and offsite shall be monitored by the project applicant for a period of 3 years. The project applicant shall retain a qualified arborist or biologist to complete annual monitoring reports, which shall be submitted annually to the City. The monitoring reports shall provide information regarding the use of irrigation for the replacement trees, any repairs needed for the irrigation system, any vegetation management that has been completed or is recommended, and the survival rate of all replacement trees. If any trees fail within the first 3 years after planting, the project applicant shall replace those trees on site and monitor the newly planted trees for a total of 3 years from the date of planting, unless other success criteria is established in a revegetation plan that meets the requirements of Section 106.39.060.C of the City of Citrus Heights Municipal Code and is approved by the City prior to approval of improvement or grading plans and prior to the commencement of any tree planting under the proposed revegetation plan.</p> <p>Valley Oak Woodland Conservation: For all Valley Oak Woodland not restored or created onsite, the project applicant shall either obtain a conservation easement and/or undertake off-site valley oak woodland habitat creation and/or restoration within Sacramento County sufficient to compensate for the proposed project's direct impacts to 14.36 acres of valley oak woodland habitat. Where valley oak woodland habitat is established or revegetated within the City of Citrus Heights, trees planted may also be counted as mitigation for the loss of protected trees subject to approval by the Planning Division. Where valley oak woodland habitat is established or revegetated outside the City of Citrus Heights, trees planted shall not be counted towards the mitigation for the loss of protected trees. Where existing valley oak woodland habitat is protected by a conservation easement, trees shall not be counted towards the mitigation for the loss of protected trees.</p> <p>Replacement planting/restoration sites shall be approved by the City prior to any planting occurring. Where the project applicant undertakes off-site replanting/restoration, the replanting/restoration areas shall be subject to a conservation easement or other mechanism approved by the City to ensure the areas are protected in perpetuity.</p> <p>Active management, irrigation, and monitoring is not required where an</p>				
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<p>existing oak woodland habitat area is protected under a conservation easement obtained in satisfaction of this mitigation measure.</p> <p>Any conservation easement obtained in satisfaction of this mitigation measure (whether for conservation of an existing oak woodland or for conservation of an offsite replacement planting area) shall prohibit any grading, vegetation removal (other than as required for fuel management under an approved fire safe plan), and/or any construction activities within the easement area. Any portion of the easement area that is within 100 feet of a habitable structure shall not be counted toward the required acreage (as such an area would be subject to vegetation removal for defensible space requirements). The easement shall be recorded in perpetuity in favor of the City of Citrus Heights or a land conservation organization approved by the City. Evidence of the recordation of the conservation easement shall be provided to the City prior to issuance of any grading permits for each development phase at the project site.</p> <p>Phased Replanting and Conservation: The project applicant may elect to undertake off-site tree planting and/or obtain conservation easements for each construction phase. Such replacement planting and easements must be sufficient to offset the actual impacts anticipated for the individual construction phase for which a grading permit is sought prior to issuance of a grading permit for that phase.</p> <p>In-lieu Fee: For any portion of the protected tree removal that cannot be mitigated within the City limits through on-site and off-site replanting, the project applicant shall pay the City's in-lieu fee for loss of protected trees. Trees planted in on-site or off-site oak woodland restoration efforts may be counted towards the tree replacement requirements in the City's Tree Preservation and Protection ordinance, only if they are within the City limits. In-lieu fees paid to the City may be used by the City as described in the City's Tree Preservation and Protection ordinance (Municipal Code Chapter 106.39). Such uses include funding the City Arborist Services, which would provide support for property owners throughout the City to maintain existing oak trees; propagating, purchasing, planting, protecting and maintaining trees; or other educational or planted related efforts. This fee may also be used by the City to undertake tree planting efforts on private or public land within the City. Payment of the in-lieu fee may be phased as described above.</p>				
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Payment of the in-lieu fee must be made prior to issuance of a grading permit for each development phase.				
<i>Transportation and Circulation</i>				
<p>Mitigation Measure 4.5a: The project applicant shall develop a Construction Traffic Management Plan to the satisfaction of the City of Citrus Heights's General Services Department. The plan shall include items such as the number and size of trucks per day, expected arrival/departure times, truck circulation patterns, location of truck staging areas, location of employee parking, the proposed use of traffic control, and proposed partial street closures on public streets. The City of Citrus Heights's General Services Department shall approve the plan prior to the start of project construction.</p> <p>The overall goal of the Construction Traffic Management Plan would be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The Construction Traffic Management Plan shall achieve the following performance standards throughout project construction:</p> <ul style="list-style-type: none"> • Construction vehicle traffic shall be managed such that the available storage in the left-turn pocket on southbound Sunrise Boulevard at Arcadia Drive is not exceeded. Consideration shall be given to lengthening this turn pocket from 235 to 285 feet. This can be accomplished by converting a portion of the raised median into the lengthened turn lane. • Construction vehicle traffic shall be managed such that the project does not further degrade vehicle queuing (which already exceeds the available storage) in the eastbound left-turn lane at the Greenback/Fair Oaks Boulevard intersection. Consideration shall be given to lengthening this turn pocket from 225 feet to 315 feet. This can be accomplished by reducing the available storage in the left-turn pocket on westbound Greenback Lane at Sunrise Vista Drive from 250 feet to 175 feet and relocating the raised median / Sunrise Marketplace flags slightly to the west. • Delivery trucks do not idle/stage on Arcadia Drive or Fair Oaks Boulevard, blocking bus terminals or staging areas. • During construction of the roundabout on Arcadia Drive, 	Project applicant	City of Citrus Heights	<ul style="list-style-type: none"> • Prior to the issuance of grading plans 	<ul style="list-style-type: none"> • Applicant prepares a Construction Traffic Management Plan for City approval that achieves the performance standards listed in this mitigation measure

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<p>through access for Regional Transit busses and delivery trucks is maintained.</p> <ul style="list-style-type: none"> Construction of the Street A intersection at Fair Oaks Boulevard shall include development of a dedicated northbound left-turn lane to accommodate construction traffic. All construction employees shall park on site. Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could impede travel and impact public safety 				
<p>Mitigation Measure 4.5b: The project applicant shall revise project plans to provide for construction of either a two-way left-turn lane on Fair Oaks Boulevard or a “gull wing” configuration (raised median) to provide a dedicated channel for left turns into and out of the project site at the Street A/Fair Oaks Boulevard intersection. The City Engineer shall review the plans for improvements to Fair Oaks Boulevard to ensure the design meets City standards and would provide adequate safety for left-turn movements prior to approval of improvement plans.</p>	Project applicant	City of Citrus Heights	<ul style="list-style-type: none"> Improvements to Fair Oaks Boulevard are constructed prior to issuance of certificates of occupancy for any residences within the Village 1 or Village 4 areas shown on the tentative map. 	<ul style="list-style-type: none"> Improvement plans are approved by City Engineer Improvements on Fair Oaks Boulevard at the proposed Street A intersection are constructed
<i>Noise</i>				
<p>Mitigation Measure 4.6a: To address exterior living spaces noise impacts, sound wall mitigation shall be incorporated into the development design. The wall shall be 6 feet tall relative to the nearby proposed building pads. To ensure compliance with the City of Citrus Heights 60 dBA Ldn exterior noise level standard, the project applicant shall install 6-foot-high solid noise barriers adjacent to the proposed residential uses along the eastern boundary of the project site (at the rear of Lots 1 to 4), and at the rear of lots 130 to 132 (adjacent to the roundabout), as shown in Figure 4.6-2, Proposed Sound Wall Locations, to reduce traffic noise levels. The noise barriers shall be constructed of concrete or other solid material that is rigid and sufficiently dense (at least 20 kilograms/square meter) (FHWA 2015). The City of Citrus Heights shall ensure that the noise barriers are shown on construction plans prior to issuance of grading permits and shall verify the barriers have been constructed as required prior to issuance of certificates of occupancy.</p>	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> Sound wall barrier design and materials constructed prior to issuance of certificates of occupancy for residences in parcels adjacent to sound barrier locations 	<ul style="list-style-type: none"> Design and materials of sound wall barriers are shown on improvement plans subject to City approval Sound wall barriers are constructed concurrent with applicable project phases

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Air Quality				
<p>Mitigation Measure 4.7a: Prior to issuance of demolition permits, grading permits, or building permits for the proposed project, the City of Citrus Heights shall ensure that site plan notes include requirements for the contractor to implement the following Basic Construction Emission Control Measures. Visual site inspections shall be conducted throughout construction to ensure these measures are implemented appropriately:</p> <ul style="list-style-type: none"> A. All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. B. Haul trucks transporting soil, sand, or other loose material on the site shall be covered and/or shall maintain at least two feet of free board space. Any haul trucks that would be traveling along freeways or major roadways shall be covered. C. Wet power vacuum street sweepers shall be used to remove any visible trackout of mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. D. Vehicle speeds on unpaved roads to shall be limited to a maximum of 15 miles per hour. E. All roadways, driveways, sidewalks, and parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> Requirements for implementing this measure are identified in site plans and contracts prior to issuance of demolition permits, grading permits, or building permits Compliance with performance standards must be achieved throughout all construction activities 	<ul style="list-style-type: none"> Site plans and construction contracts include notes requiring conformance with the performance standards identified in this mitigation measure. City may conduct unscheduled site visits throughout construction to verify achievement of performance standards
Greenhouse Gas Emissions				
<p>Mitigation Measure 4.8a: The City shall ensure that the following project design features are reflected in building plans prior to the issuance of building permits and shall inspect each unit to ensure these features have been implemented correctly prior to issuance of a certificate of occupancy for each unit:</p> <ul style="list-style-type: none"> Each residential unit shall be pre-plumbed and structurally engineered for the future installation of a complete solar energy system. Each residential unit shall include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances) 	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> Verify measures are reflected in building plans prior to the issuance of building permits Verify measures have been correctly installed/implemented prior to issuance of certificates of occupancy 	<ul style="list-style-type: none"> Design measures identified in this mitigation measure are reflected in building plans and are installed or implemented as described.

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<p>typically included within the initial installation by the builder).</p> <ul style="list-style-type: none"> Each residential unit shall include an energy efficient air conditioning unit(s) that exceeds the Seasonal Energy Efficiency Ratio by a minimum of two points at the time of building permit issuance. Each residential unit shall include programmable thermostat timers. Each residential unit shall include 110 volt exterior outlets to allow the use of electrically-powered landscape equipment. Include wiring for at least one electric car charging station in each garage. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence shall only utilize low-flow water fixtures such as low-flow toilets, faucets, showers, etc. Prior to approval of Improvement Plans the applicant shall use LED lighting (or other lighting types that are similarly energy-efficient) for all street, parking, trail, and area lighting associated with the project. 				
<i>Public Services and Utilities</i>				
Mitigation Measure 4.10a: The project applicant shall prepare a Level 3 Sewer Study meeting the requirements of the Sacramento Area Sewer District prior to the approval of improvement plans. The study must document project site and local area topography, phasing and timing of development, interceptors that would receive flows from the project site and their capacity, trunks that would receive flows from the project site and their capacity, reservation definition, any changes in sewage sheds, collector pipes, residential street layout, manhole details, and any exceptions to policy.	Project applicant	City of Citrus Heights	<ul style="list-style-type: none"> Prior to approval of Improvement plans 	<ul style="list-style-type: none"> Level 3 Sewer Study completed
<i>Hazards and Hazardous Materials</i>				
Mitigation Measure 4.11a: Prior to initiation of project demolition and/or grading, a Contingency Construction Management Plan shall be prepared to address potential soil contamination uncovered during demolition and/or grading activities. In the event that demolition or grading activities reveal evidence of possible soil contamination (i.e.,	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> Contingency Construction Management Plan prepared prior to initiation of project 	<ul style="list-style-type: none"> Applicant prepares Contingency Construction Management Plan for City approval prior to commencement of construction

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<p>based on soil staining or petroleum odors), underground storage tanks, or other environmental concerns, the Contingency Construction Management Plan shall be implemented.</p> <p>Personnel current with Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) training (OSHA 29 CFR 1910.120) shall be present to observe demolition, excavations, and grading in the vicinity of the golf cart maintenance shed area, where petroleum hydrocarbons have been documented in surficial soils.</p> <p>The Contingency Construction Management Plan shall be prepared by a qualified environmental professional registered in California. The plan shall identify specific measures to protect worker and public health and safety, and shall specify measures to identify, manage, and remediate wastes. The plan shall include the following:</p> <ul style="list-style-type: none"> • Accident prevention measures: <ul style="list-style-type: none"> ○ Summary of known site history and site concentrations. ○ Appropriate work practices necessary to effectively comply with the applicable environmental laws and regulations, including hazardous substance management, handling, storage, disposal, and emergency response. These work practices include the following: an on-site hazardous material spill kit shall be provided for small spills; totally enclosed containment shall be provided for all trash; and all construction waste, including trash, litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, shall be removed to an appropriate waste facility permitted or otherwise authorized to treat, store, or dispose of such materials. • Contamination evaluation and management procedures: <ul style="list-style-type: none"> ○ Identification of physical observations (e.g., soil staining, odors, or buried material) to be used to identify potential contamination. ○ Procedures for cessation of construction activity within a 50-foot-radius of potentially contaminated soil, and evaluation of the level of environmental concern if potential contamination is encountered. 			<p>demolition and/or grading</p> <ul style="list-style-type: none"> • Contingency Construction Management Plan implemented during all construction activities 	<ul style="list-style-type: none"> • Contractors implement Contingency Construction Management Plan if any potential soil contamination is encountered.
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<ul style="list-style-type: none"> ○ Procedures for limiting access to the contaminated area to properly trained personnel. ○ Procedures for notification and reporting, including internal management and local agencies (e.g., fire department, Sacramento County Environmental Management Department), as needed. ○ A worker health and safety plan for excavation of contaminated soil. ○ Procedures for characterizing and managing excavated soils in accordance with CCR Title 14 and Title 22. ● Procedures for certification of completion of remediation. 				
<p>Mitigation Measure 4.11b: The construction manager shall prepare a Site Mitigation Work Plan that includes the following requirements:</p> <ul style="list-style-type: none"> ● Hazardous materials must be stored in locations that are removed from storm drain inlets, drainage ways, and canals, and that are surrounded by earthen berms to prevent materials from entering stormwater runoff or natural drainage features. The materials must also be covered with impervious tarps or stored inside buildings to ensure that materials are not released to the air during windy conditions or exposed to rain. ● All construction crew members must be trained regarding best practices for use, storage, and disposal of hazardous materials. ● All construction crew members must be instructed to immediately notify a construction foreperson of any spills of hazardous materials, and the foreperson must take steps to contain the spilled materials. ● Any releases of hazardous materials must be immediately reported to the Sacramento County Environmental Compliance Division of Sacramento County's Environmental Management Department and remediated in accordance with Sacramento County's requirements. This may include excavating and disposing of contaminated soil. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials, which would also limit the potential impacts from a release of these materials. 	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> ● Site Mitigation Work Plan prepared prior to issuance of demolition and/or grading permits ● Site Mitigation Work Plan implemented during all construction activities 	<ul style="list-style-type: none"> ● Applicant prepares Site Mitigation Work Plan for City approval prior to commencement of construction ● Contractors implement Site Mitigation Work Plan to achieve all performance standards identified in this mitigation measure.

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Tribal Cultural Resource				
<p>Mitigation Measure 4.12a: If potential archaeological resources, cultural resources, or articulated or disarticulated human remains are discovered by Native American representatives from interested Native American tribes, qualified cultural resources specialists, or other project personnel during construction activities, then work will cease in the immediate vicinity of the find (based on the apparent distribution of cultural resources), whether or not a Native American monitor from an interested Native American tribe is present. A qualified cultural resources specialist and Native American representatives and monitors from culturally affiliated Native American tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. These recommendations will be documented in the project record. For any recommendations made by interested Native American tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record. This shall include consultation with the United Auburn Indian Community regarding mitigation for any potential adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occur. Such consultation shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and CEQA Guidelines Section 15370 and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments.</p>	Project applicant, contractor	City of Citrus Heights	<ul style="list-style-type: none"> • Throughout all construction activity 	<ul style="list-style-type: none"> • Construction activity in the area of any potential archeological resource is stopped until the actions specified in this mitigation measure are completed, subject to approval from the City

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