

Appendix D

Mitigation Monitoring and Reporting
Program

MITIGATION MONITORING AND REPORTING PROGRAM

In accordance with the California Environmental Quality Act (CEQA, Public Resources Code [PRC] Section 21000 et seq.), California State University, Sacramento (Sacramento State or University) prepared an Initial Study and Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2022050001) for the Nine Ten Place Faculty and Staff Housing Project (previously "University Avenue Housing Project") (Project) that identified significant impacts related to: Air Quality; Archaeological, Historical, and Tribal Cultural Resources; Biological Resources; and Noise. The IS/MND identified mitigation measures that would reduce the Project's impacts to less-than-significant levels.

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Section 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project because the IS/MND identifies significant adverse impacts related to the project implementation, and mitigation measures have been identified to reduce those impacts. Adoption of the MMRP would occur along with adoption of the MND.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during project construction and operation, as applicable.

The MMRP table provided herein has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies the impact, individual mitigation measures, monitoring responsibility, mitigation timing. The table also provides space to confirm implementation of the mitigation measures after project approval. The numbering of mitigation measures follows the numbering sequence found in the IS/MND. Mitigation measures that are referenced more than once in the IS/MND are not duplicated in the MMRP table.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, Sacramento State is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. Sacramento State, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor or other designated agent.

PRC Section 21081.6 requires the lead agency to identify the "custodian of documents and other material" which constitutes the "record of proceedings" upon which the action on the project was based. The Sacramento, Planning, Design, & Construction department, or designee, is the custodian of such documents for this project. Inquiries should be directed to:

Tania Nunez
Project Manager
Tania.Nunez@csus.edu

The location of this information is:

California State University
Sacramento, Planning, Design, & Construction
6000 J Street
Sacramento, CA 95819

Sacramento State is responsible for overall administration of the MMRP and for verifying that Sacramento State staff, the construction contractor, or other designated party has completed the necessary actions for each measure. The party responsible for implementing each item will identify the staff members responsible for coordinating with Sacramento State on the MMRP.

REPORTING

Sacramento State shall require the contractor(s) to maintain records documenting compliance of the activity with the required mitigation measures. Information regarding inspections and other requirements shall be compiled and explained in monthly reports. The reports shall be designed to simply and clearly identify whether mitigation measures have been adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, whether compliance with the mitigation measures or conditions has occurred, the procedures used to assess compliance, and whether further action is required.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP table are described below.

- ▶ Impact – This column provides the verbatim text of the identified impact.
- ▶ Mitigation Measure – This column provides the verbatim text of the adopted mitigation measure.
- ▶ Monitoring and Reporting Procedure – This column identifies discrete actions to be implemented as part of the broader mitigation measure.
- ▶ Timing – This column identifies the time frame in which the mitigation will be implemented.
- ▶ Verification – This column identifies the party responsible for verifying compliance and is to be dated and signed by that party (either project manager or his/her designee).

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
Air Quality			
<p>Mitigation Measure 3.3-1: Implement SMAQMD’s Basic Construction Emissions Control Practices</p> <p>SMAQMD requires construction projects to implement basic construction emissions control practices to control fugitive dust and diesel exhaust emissions. To reduce emissions of PM₁₀ and PM_{2.5}, CSU shall implement basic construction emissions control practices consistent with SMAQMD’s guidance. These basic construction emissions control practices are considered BMPs, as recommended by SMAQMD. The project University shall implement the following control measures during project construction:</p> <ul style="list-style-type: none"> ▶ Control fugitive dust as required by SMAQMD Rule 403 and enforced by SMAQMD staff. ▶ Water all exposed surfaces twice daily. Exposed surfaces include but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. ▶ Cover or maintain at least two feet of freeboard space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would travel along freeways or major roadways should be covered. ▶ Use wet power vacuum street sweepers to remove any visible track-out of mud or dirt from adjacent public roads at least once a day. Use of dry power sweeping is prohibited. ▶ Complete all roadways, driveways, sidewalks, or parking lots to be paved as soon as possible. In addition, lay building pads as soon as possible after grading unless seeding or soil binders are used. ▶ Limit vehicle speeds on unpaved roads to 15 miles per hour. ▶ Minimize idling time, either by shutting equipment off when not in use or by reducing the time of idling to 5 minutes (required by 13 CCR Sections 2449[d][3] and 2485). Provide clear signage that posts this requirement for workers at the site entrances. ▶ Maintain all construction equipment in proper working condition according to the manufacturer’s specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. 			

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Mitigation Measure 3.3-2: Implement Best Management Practices to Reduce Operational Emissions</p> <p>To reduce operational PM emissions for land use development projects, SMAQMD recommends projects implement operational BMPs, which also allows for projects to apply a non-zero threshold of significance. SMAQMD BMPs for operational PM emissions related to residential land uses include compliance with SMAQMD rules that control operational PM and NO_x emissions, compliance with mandatory measures in the Title 24, Part 6 of the California Building Standards Code (California Energy Code), and compliance with mandatory measures in the Title 24, Part 11 of the California Building Standards Code (CALGreen Code). The project shall comply with SMAQMD’s operational BMPs for PM reduction through implementation of California Energy Efficiency Standards (i.e., buildings constructed with no natural gas), implementation of California Green Building Code (i.e., parking for fuel efficient vehicles and electric vehicle charging consistent with CALGreen Tier 2 standards), and compliance with SMAQMD Rules.</p> <p>Table 3.3-5 below summarizes the project’s mitigated operational emissions.</p>			

Table 3.3-5 Mitigated Daily and Annual Criteria Air Pollutant and Precursor Emissions Associated with Project Buildout Operations (2025)

Source	ROG (lb/day)	NO _x (lb/day)	PM ₁₀ (lb/day)	PM ₁₀ (tpy)	PM _{2.5} (lb/day)	PM _{2.5} (tpy)
Area	1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	<1	<1	<1	<1
Total	1	<1	1	<1	<1	<1
SMAQMD Thresholds of Significance	65	65	80 ¹	14.6 ¹	82 ²	15 ²

Notes: ROG = reactive organic gas; NO_x = oxides of nitrogen; CO = carbon monoxide; PM₁₀ = respirable particulate matter; lb/day = pounds per day; SMAQMD = Sacramento Metropolitan Air Quality Management District

Source: Modeled by Ascent Environmental in 2022

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>As shown in Table 3.3-5, with implementation of SMAQMD BMPs for operation, the project’s operation-related emissions would be reduced to levels that would not exceed applicable SMAQMD thresholds. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the region is nonattainment with respect to the NAAQS or CAAQS. Thus, this impact would be reduced to less than significant.</p>			

Mitigation Measures	Implementation Responsibility	Timing	Verification
Biological Resources			
<p>Mitigation Measure 3.4-1: Avoid Disturbance of Nesting Raptors The University shall impose the following conditions prior to, and during, construction:</p> <p>The following measure shall be implemented to avoid or minimize loss of native nesting birds protected under Section 3503 Take, possess, or destroy any bird of prey in the orders Strigiformes (owls) and Falconiformes (such as falcons, hawks and eagles) or the nests or eggs of such bird (Fish and Game Code Section 3503.5); Take or possess any of the thirteen fully protected bird species listed in Fish and Game Code section 3511; of the California Fish and Game Code:</p> <ul style="list-style-type: none"> ▶ To minimize the potential for loss of nesting raptors, project activities (e.g., tree removal, vegetation clearing, ground disturbance, staging) shall be conducted during the nonbreeding season (September 1-January 31), if feasible. If project activities are conducted during the nonbreeding season, no further mitigation shall be required. ▶ Within 14 days before the onset of project activities during the breeding season (February 1 through August 31), a qualified biologist familiar shall conduct pre-construction surveys for Swainson’s hawk, white-tailed kite, and other nesting raptors and to identify active nests in accessible areas within 0.25 mile of the project site. ▶ If no active nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the University, and no further mitigation shall be required. ▶ If active nests are found, impacts on nesting raptors shall be avoided by establishing appropriate no-disturbance buffers around active nest sites. Project activity would not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. Buffers shall be determined by a qualified biologist. Factors to be considered for determining buffer size shall include presence of natural buffers provided by vegetation or topography, nest height above ground, baseline levels of noise and human activity, species sensitivity, and proposed project activities. Generally, buffer size for these species would be at least 500 feet. The size of the buffer may be adjusted if a qualified biologist, determines that such an adjustment would not be likely to adversely affect the nest. Periodic monitoring of the nest by a qualified biologist during project activities shall be required if the activity has potential to adversely affect the nest, the buffer has been reduced, or if birds within active nests are showing behavioral signs of 			

Mitigation Measures	Implementation Responsibility	Timing	Verification
agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.			
Cultural and Tribal Cultural Resources			
<p>Mitigation Measure 3.5-1: Develop and Implement a Worker Environmental Awareness Program</p> <p>Prior to any ground disturbing construction activities, a qualified archaeologist shall develop a construction worker awareness brochure for all construction personnel and supervisors who will have the potential to encounter Tribal and cultural resources. The brochure will be developed in coordination with representatives from Native American tribes culturally affiliated with the project area. The topics to be addressed in the Worker Environmental Awareness Program will include, at a minimum:</p> <ul style="list-style-type: none"> ▶ types of Tribal and cultural resources expected in the project area; ▶ what to do if a worker encounters a possible resource; ▶ what to do if a worker encounters bones or possible bones; and ▶ penalties for removing or intentionally disturbing Tribal and cultural resources, such as those identified in the Archeological Resources Protection Act. 			
<p>Mitigation Measure 3.5-2: Protection of Known and Unknown Cultural Resources</p> <p>If any suspected cultural and tribal cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A qualified professional archaeologist shall be retained to assess the significance of the find and the Tribal monitor (described under Mitigation Measure 3.18-1) alerted. If the find is determined to be significant by the archaeologist (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist shall develop, and the University shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, archival research, subsurface testing, or contiguous block unit excavation and data recovery.</p> <p>The Tribal representative(s) will make recommendations for further evaluation and treatment, as necessary. Preservation in place is the preferred alternative under CEQA and the tribes' protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project vicinity where they will not be subject to future impacts. Curation of tribal cultural resources is not</p>			

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>considered to be appropriate or respectful unless approved by the affiliated tribes. Treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may include tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.</p>			
Noise			
<p>Mitigation Measure 3.13-1: Implement Design Measures to Ensure That Operation of On-Site HVAC Equipment Does Not Expose Off-Site Sensitive Receptors to Noise Levels That Exceed Applicable Standards</p> <p>The University shall implement design measures to ensure that all mechanical building equipment that is part of the HVAC system does not expose off-site residential land uses to noise levels that exceed 55 dB L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.) or 50 dB L_{eq} during nighttime hours (10:00 p.m. to 7:00 a.m.). The effectiveness of the design measures shall be verified by a qualified acoustical engineer. Measures to achieve these performance standards may include, but shall not be limited to, the following measures:</p> <ul style="list-style-type: none"> ▶ Design and build sound barriers for all noise-generating HVAC units that enclose mechanical equipment as much as possible and completely block the line of sight between the equipment and off-site residential and temporary lodging land uses. Sound barriers can consist of a wall, earthen berm, or some combination thereof. ▶ Locate HVAC units within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. ▶ Set back all HVAC units as much as possible from off-site noise-sensitive receptors, including residential land uses. ▶ Position HVAC units on the opposite side of an on-site building from off-site sensitive receptors so that the buildings serve as an intervening noise barrier. 			

Mitigation Measures	Implementation Responsibility	Timing	Verification
Tribal Cultural Resources			
<p>Mitigation Measure 3.18-1: Implement Mitigation Measure 3.5-1: Develop and Implement a Worker Environmental Awareness Program</p> <p>Prior to any ground disturbing construction activities, a qualified archaeologist shall develop a construction worker awareness brochure for all construction personnel and supervisors who will have the potential to encounter tribal and cultural resources. The brochure will be developed in coordination with representatives from Native American tribes culturally affiliated with the project area. The topics to be addressed in the Worker Environmental Awareness Program will include, at a minimum:</p> <ul style="list-style-type: none"> ▶ types of tribal and cultural resources expected in the project area; ▶ what to do if a worker encounters a possible resource; ▶ what to do if a worker encounters bones or possible bones; and ▶ penalties for removing or intentionally disturbing tribal and cultural resources, such as those identified in the Archeological Resources Protection Act. 			
<p>Mitigation Measure 3.18-2: Implement Mitigation Measure 3.5-2: Protection of Known and Unknown Cultural Resources</p> <p>If any suspected cultural and tribal cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A qualified professional archaeologist shall be retained to assess the significance of the find and the Tribal monitor (described under Mitigation Measure 3.18-1) alerted. If the find is determined to be significant by the archaeologist (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist shall develop, and the University shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, archival research, subsurface testing, or contiguous block unit excavation and data recovery.</p> <p>The Tribal representative will make recommendations for further evaluation and treatment, as necessary. Preservation in place is the preferred alternative under CEQA and the Tribes’ protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project vicinity where they will not be subject to future impacts. The Tribe does not consider curation of tribal cultural resources to be appropriate or respectful and request that materials not be</p>			

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>permanently curated, unless approved by the Tribe. Treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may include tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.</p>			
<p>Mitigation Measure 3.18-3: Retain a Tribal Monitor Consulting Tribes shall be provided at least seven business-days’ notice prior to beginning earthwork or the initiation of other ground-disturbing activities at the project site; construction activities will proceed if no response is received 48 hours prior to ground disturbing activities. Sacramento State shall invite a Tribal Monitor to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity. If any tribal cultural resources are encountered during earth-moving activities, the requirements of Mitigation Measure 3.18-2 (Mitigation Measure 3.5-2), Protection of Known and Unknown Cultural Resources, shall be implemented. The Tribal Monitor shall complete daily monitoring logs that describe each day’s activities, including construction activities, locations, soil, and any cultural materials identified Tribal Monitors shall be compensated for monitoring efforts. Onsite Tribal monitoring shall end when project construction activities (i.e., grading and excavation) are completed, or when the Tribal representatives and monitor have indicated that the site has a low potential for impacting tribal cultural resources.</p>			

This page intentionally left blank.