

ATTACHMENT "A"

**MITIGATION MONITORING AND REPORTING PROGRAM  
FOR  
MCCLELLAN AIR FORCE BASE DRAFT FINAL REUSE PLAN**

**County Control Number: 00-GPB-ZOB-DGB-PPE-0566**

**Assessor's Parcel Number: N/A**

**Project Description:**

The proposed project consists of the following entitlements:

1. **General Plan Amendment** from the "Public/Quasi Public" land use designation to "Industrial Intensive" (2,647 acres) and "Commercial and Office" (209 acres)
2. **General Plan Amendment** to include the McClellan Park project area within the Urban Policy Area of the County
3. **McClellan Land Use Plan adoption** that anticipates an ultimate buildout of approximately 16.8 million square feet of building area, 34,000 employees, and an airfield
4. **McClellan Technology Center Special Planning Area (SPA) zoning amendments** to define specific allowable land uses, development standards, and landscape standards that implement the proposed Draft Final Reuse Plan and Draft Implementation Plan
5. **Adoption of Capital Improvement Plans for circulation, sewer, and storm drainage and the Public Facilities Financing Plan**
6. **Development Agreement** between the County and McClellan Park, the private-sector master developer pursuing economic development at the former base
7. **Override of the current Comprehensive Land Use Plan (CLUP)** to allow development within airport noise contours (if the project is approved, the CLUP will be revised to reflect the approved reuse plans at McClellan Park).

**Location:**

The project is located at the former McClellan Air Force Base. Now known as McClellan Park, the main portion of the project site is located seven miles northeast of downtown Sacramento, near the intersection of Interstate 80 and Business 80. The site comprises about 3,000 acres bounded by the City of Sacramento on the west and southwest and the unincorporated communities of Antelope on the north, Rio Linda on

the northwest, North Highlands on the east and North Sacramento on the south. Most of the main site is in Sacramento County, but a small portion on the west falls within the city limits. Also included in the proposed project are 2 satellite properties.

The Capehart Housing area consists of 207 acres located approximately 3 miles north of McClellan Park in the unincorporated community of Antelope in Sacramento County. The Capehart housing area is located to the northeast of the intersection of Watt Avenue and Blackfoot Drive.

The Sacramento River Docks property occupies 2 acres on the Sacramento River, approximately 3 miles west of downtown Sacramento, and 8 miles southwest of McClellan Park, between Interstate 80 and Interstate 5.

**Project Applicant:**

**Phone:**

McClellan Park, Larry Kelley & Allan Hersh  
3140 Peacekeeper Way  
McClellan, CA 95652

(916) 965-7100

Mark Manoff  
Sacramento County, Office of the County Executive  
700 H Street, Suite 7650  
Sacramento, CA 95814

(916) 874-5381

**Type of Environmental Document:**

<input type="checkbox"/>	Negative Declaration	<input type="checkbox"/>	Prior Negative Declaration
<input checked="" type="checkbox"/>	Environmental Impact Report	<input type="checkbox"/>	Prior Environmental Impact Report
<input type="checkbox"/>	Supplemental Environmental Impact Report		

**Prepared by:** Sacramento County Department of  
Environmental Review and Assessment  
827 7<sup>th</sup> Street, Room 220  
Sacramento, CA 95814

**Date:** October 29, 2002

**Phone:** (916) 874-7914

**Mitigation Monitoring and Reporting Program  
Adopted by: Board of Supervisors**

**Date:**

**Attest:** \_\_\_\_\_  
Clerk

**PROJECT TITLE: McClellan Air Force Base Draft Final Reuse Plan**

**CONTROL NUMBER: 00-GPB-ZOB-DGB-PPE-0566**

### **PURPOSE AND PROCEDURES**

Pursuant to Section 21081.6 of the Public Resources Code and Chapter 20.02 of the Sacramento County Code, a Mitigation Monitoring and Reporting Program has been established for the project entitled “**McClellan AFB Draft Final Reuse Plan**” (Control Number: **00-GPB-ZOB-DGB-PPE-0566**).

#### **Purpose**

The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

#### **Notification and Compliance**

It shall be the responsibility of the project applicant to provide written notification to the Environmental Coordinator, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The Department of Environmental Review and Assessment will verify that the project is in compliance. Any non-compliance will be reported to the project applicant, and it shall be the project applicant’s responsibility to rectify the situation by bringing the project into compliance and re-notifying the Environmental Coordinator.

#### **Payment**

It shall be the responsibility of the project applicant to reimburse the Department of Environmental Review and Assessment for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program, including any necessary enforcement actions.

#### **Completion**

Pursuant to Section 20.02.060 of the Sacramento County Code, upon the determination of the Environmental Coordinator that compliance with the terms of the approved Mitigation Monitoring and Reporting Program has been achieved, and that there has been full payment of all fees for the project, the Environmental Coordinator shall issue a Program Completion Certificate for the project.

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**STANDARD PROVISIONS**

The project applicant shall submit one copy of all Project Plans and Construction Specifications and/or revisions to the Department of Environmental Review and Assessment prior to board approval to advertise Plans and Specifications. If the Department of Environmental Review and Assessment determines that the Plans are not in full compliance with the adopted MMRP, the Plans shall be returned to the project applicant with a letter specifying the items of non-compliance, and instructing the applicant to revise the Plans, and then resubmit one copy of the revised Plans to the Department of Environmental Review and Assessment prior to board approval to advertise.

Additionally, the project applicant shall notify the Department of Environmental Review and Assessment **no later than 48 hours** prior to the start of construction and no later than 24 hours after its completion. The applicant shall notify the Department of Environmental Review and Assessment no later than 48 hours prior to any/all Final Inspection(s) by the County of Sacramento.

The project applicant shall notify the Department of Environmental Review and Assessment (DERA) of any pre-construction meetings. Upon notification, a determination will be made as to whether or not DERA will need to attend the meeting.

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**Mitigation Measure 1: Onsite Intersection Improvements**

To reduce the impacts of buildout at onsite intersections to a less-than significant level, McClellan Park shall implement the following improvements at intersections that would otherwise operate at LOS F:

- Palm Street and Arnold Avenue: Install a traffic signal.
- Watt Avenue and James Way/A Street: Add a third southbound through lane on Watt Avenue.
- Watt Avenue and Air Base Drive: Add a third northbound through lane on Watt Avenue.

These improvements shall be constructed in cooperation with the Transportation Department of the County Public Works Agency.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Submit evidence to the Department of Environmental Review and Assessment that the above conditions have been met to the satisfaction of the Transportation Department.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review evidence that the above measure has been met.
2. Consult with the Transportation Department as necessary to determine compliance.
3. Participate in any Final Inspection(s) necessary.

**NOTE:** This measure may be satisfied by adoption of and participation in the Circulation Master Plan portion of the McClellan AFB Implementation Plan.

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**Comments:**

**Completion of Mitigation Verified:**

**Department of Environmental Review and Assessment**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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**Mitigation Measure 2: Interim Fair-Share Roadway Contribution**

To reduce the impacts of interim conditions at offsite roadway segments to a less-than-significant level, McClellan Park shall make a fair-share contribution to the County to implement the following improvements before onsite employment exceeds 13,500:

- Marysville Boulevard: Bell Avenue to Rio Linda Boulevard. Widen to four lanes.
- Roseville Road: Watt Avenue to Madison Avenue: Widen to six lanes.

McClellan Park shall work with the County and City to develop and implement a funding mechanism to pay a fair-share contribution toward these roadway improvements. McClellan Park's share of the cost of improvements shall be determined in cooperation with the County and the City. Alternatively, McClellan Park and the County may demonstrate that the required TCMs are sufficient to keep the number of trips generated at less than the 40,500 trips that were generated by McClellan AFB operations under baseline conditions. This should be done by conducting annual traffic counts at controlled access points for the site. The results of the traffic counts shall be submitted to the County's Planning and Community Development Department for review and approval.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Submit to the Department of Environmental Review and Assessment evidence that fair share participation will be met to the satisfaction of the County and City Transportation Departments.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the evidence of fair share participation.
2. Consult with the County and City Transportation Departments as necessary to determine compliance.

**NOTE:** This measure may be satisfied by adoption and implementation of the Public Facilities Financing Plan portion of the McClellan AFB Implementation Plan, which includes these fair share fees.

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**Mitigation Measure 3: Buildout Fair-Share Roadway Contribution**

To reduce the impacts of buildout conditions on offsite roadway segments to a less-than-significant level, McClellan Park shall make a fair-share contribution to the County to implement the following improvements in addition to the improvements recommended in Mitigation Measure 3.3-2:

- Raley Boulevard: I-80 to Bell Avenue. Widen to six lanes.
- Raley Boulevard: Bell Avenue to City Limit. Widen to four lanes.

McClellan Park shall work with the County and the City to develop and implement a funding mechanism to pay a fair-share contribution toward these roadway improvements. McClellan Park's share of the cost of improvements shall be determined in cooperation with the County and the City.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Submit to the Department of Environmental Review and Assessment evidence that fair share participation has been met to the satisfaction of the County and City Transportation Departments.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the evidence of fair share participation.
2. Consult with the County and City Transportation Departments as necessary to determine compliance.

**NOTE:** This measure may be satisfied by adoption and implementation of the Public Facilities Financing Plan of the McClellan AFB Implementation Plan, which includes these fair share fees.

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### **Mitigation Measure 4: Transportation Control**

To reduce the significant impacts of the proposed project of commuting traffic on regional air quality conditions, a series of transportation control measures (TCMs) shall be implemented. Sacramento County shall be responsible for continuation of the TCM program as part of the McClellan Technology Center. These measures shall include, but are not limited to, the following:

- Develop a Transportation Management Association (TMA) to coordinate, advocate, and, in some cases, provide transportation services to the tenants within the geographic boundaries of the base;
- Develop and implement an accountable parking management program;
- Develop a commuter center near the intersection of Peacekeeper and Dudley that would serve as a transportation hub and offer employee services such as:
  - meeting rooms,
  - restaurants (food court),
  - bike parking,
  - showers and lockers,
  - commuter lounge (for waiting for carpool, van pool, shuttle, or transit),
  - transportation information (carpool matching, transit scheduling),
  - banking services,
  - outlet for dry cleaning service/shoe repair, and - bicycle maintenance room;
- Establish an incentive program for alternative mode users (free transit, subsidized van pools);
- Focus on “shared ride” measures on the Madison Avenue corridor during commute hours (i.e., increased Regional Transit service, van pools, or shuttles);
- Assist tenants with implementation of alternative work schedules and telecommuting programs;
- Implement a Guaranteed Ride Home program for employees who use alternative transportation to cover emergencies, as well as unscheduled overtime;
- Improve transit to base, including connections to the Roseville Road light rail station;
- Improve mobility on base using clean-fuel shuttles, clean-fuel trip cars, and a “borrow a bike” program;

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- Establish a teleconference center for use by tenants to eliminate short- and long-distance trips; and
- Continue (by privatizing) the following base services with shuttle accessibility: medical offices; recreational facilities; day care facilities; postal facilities; retail outlets; and network of food service outlets.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Include the above measure in the adopted Transportation Systems Management/AQ-15 Plan portion of the McClellan AFB Implementation Plan.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the TSM/AQ-15 Plan for compliance with this measure.

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**Mitigation Measure 5: Historic District Parking Improvements**

Portions of PMAs 9 13 are within the boundaries of the SADHD. Any changes to buildings identified as contributing to the historic district, or changes to the surroundings of such buildings, must meet the requirements of the Programmatic Agreement among the United States Air Force, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation regarding Disposal of McClellan Air Force Base, California (PA). McClellan Park shall comply with the PA (and its exhibits and attachments) with regard to any proposed parking improvements that would affect properties within the SADHD. If no means can be found to implement a proposed improvement in conformance with the PA, McClellan Park shall work with the County to identify alternate parking improvements that would provide additional parking while avoiding such a conflict with the PA.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Coordinate with the United States Air force, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation as necessary.
3. Incorporate the above measure into the Master Parking Plan portion of the Special Planning Area document.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Master Parking Plan portion of the Special Planning Area document for compliance.
2. Consult with the United States Air force, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation as necessary to determine compliance.

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**Mitigation Measure 6: SMAQMD-Recommended Measures**

The County shall require the construction contractor for each project implemented under the Draft Final Reuse Plan to implement the following measures during construction activities:

**Category 1: Reducing NOx emissions from off-road diesel powered equipment**

The project shall provide a plan for approval by SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction<sup>1</sup> compared to the most recent CARB fleet average; and

The project representative shall submit to SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

and:

**Category 2: Controlling visible emissions from off-road diesel powered equipment**

The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no

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construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.

<sup>1</sup> Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. Prior to construction, submit a written statement, or a copy of any report or inventory approved by SMAQMD, to the Department of Environmental Review and Assessment, which indicates that all applicable construction equipment will comply with the above measures.
4. Include the above measure in the Transportation Systems Management/AQ-15 and Special Planning Area portions of the McClellan AFB Implementation Plan.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.
2. Review the written statement, report, and/or inventory, which indicates that all applicable construction equipment will comply with the above measures.
3. Consult with SMAQMD as necessary to determine compliance.
4. Review the McClellan AFB Implementation Plan for compliance.

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**Comments:**

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**Mitigation Measure 7: Acoustical Analysis**

Before issuance of any building permit for new residential or school uses, either new construction or conversion from a non-noise-sensitive use, an acoustical analysis shall be conducted and an acoustical report prepared by a qualified acoustical consultant shall be submitted to the County's Department of Environmental Review and Assessment (DERA). DERA will consult with the Planning Department on the adequacy of the acoustical report as part of the building review process. The acoustical report shall describe the potential aircraft noise levels and noise levels from Watt Avenue (if located within 300 feet of Watt Avenue) to which these uses will be exposed. The acoustical report shall also include:

- (A) A description of measures to be implemented to mitigate interior noise levels to Community Noise Equivalent Level (CNEL) 45 decibels or less for all noise-sensitive uses. Noise-sensitive uses include, but are not limited to, residences, schools, hospitals, museums, libraries, churches, child care facilities, nursing care facilities, theater and motion picture uses, auditoriums, concert halls, amphitheatres and rooms designed for the purpose of sleep.
- (B) A description of measures to be implemented to mitigate interior noise levels to CNEL 50 decibels or less for portions of buildings where the public is received, for office areas, and for any other areas designed for people to work or congregate. The identified measures shall be implemented by McClellan Park to ensure that interior noise levels are within the allowable measurements for the applicable uses.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Prior to the issuance any building permits for new residential or school uses, submit to the Department of Environmental Review and Assessment an acoustical report.
3. Submit evidence to the Department of Environmental Review and Assessment that all mitigation measures indicated in the acoustical report have been completed to the satisfaction of the acoustical consultant and/or the Planning Department.
4. Include the above measure in the Special Planning Area section of the McClellan AFB Implementation Plan.

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**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review all acoustical reports.
2. Review evidence of compliance with noise mitigation set forth in the acoustical report.
3. Consult with the acoustical consultant and the Planning Department as necessary to determine compliance.
4. Review the Special Planning Area section of the McClellan AFB Implementation Plan.

**Comments:**

**Completion of Mitigation Verified:**

**Department of Environmental Review and Assessment**

**Signature:** \_\_\_\_\_

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**Mitigation Measure 8: Lease and Deed Restrictions**

The Air Force will impose lease or deed restrictions to ensure no interference with IRP activities.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Submit to the Department of Environmental Review and Assessment evidence of non-interference with IRP activities to the satisfaction of the Air Force, including lease or deed restrictions.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the evidence of compliance with this measure.
2. Consult with the Air Force as necessary to determine compliance.

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**Mitigation Measure 9: Hazardous Materials and Waste Management Planning**

A cooperative planning body of future users at McClellan AFB for hazardous materials and waste management shall be established with the support of the new individual operators on the base. Establishment of such a body would ensure compliance and reduce the costs of environmental compliance training, health and safety training, spill prevention, and emergency response. This planning body would increase recycling, minimize waste, eliminate additional storage, and ensure the capacity limits of existing facilities are not exceeded.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Establish a cooperative body of future users at McClellan AFB for Hazardous materials and waste management with the support of the individual operators on the base.
3. Prior to any construction, submit a report to the Department of Environmental Review and Assessment describing the cooperative planning body and established procedures for handling, storage, recycling and disposal of hazardous materials/wastes. The report shall include a description of compliance training, health and safety training, spill prevention and emergency procedures. The report shall describe how the cooperative planning body meets the intent of the above Mitigation Measure in reducing compliance costs, increasing recycling, minimizing waste, eliminating additional storage, and ensuring that the capacity limits of existing facilities are not exceeded.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the submitted report describing the required cooperative planning body and the planned management of hazardous materials and wastes.
2. Consult with the State Department of Toxic Substances Control and the County Environmental Management Department as necessary to determine compliance.

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**Mitigation Measure 10: IRP Coordination**

The County will coordinate with the Air Force regarding any future development or construction activities in areas on or near property with current or planned IRP activities.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Prior to any future development, submit to the Department of Environmental Review and Assessment a report describing the procedures for coordinating with the Air Force regarding any future development or construction activities in areas on or near property with current or planned IRP activities.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the procedures for with the Air Force regarding any future development or construction activities in areas on or near property with current or planned IRP activities.
2. Consult with the State Department of Toxic Substances Control and the County Environmental Management Department as necessary to determine compliance.

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**Mitigation Measure 11: Storage Tank Construction**

Coordinate new construction or renovation activities that could affect existing storage tanks. Future transfer and lease documents and the cleanup and disposal RODs should include the locations of USTs, ASTs, piping, wells, and other items that might require coordination before any demolition or construction could occur.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Prior to any new construction, submit to the Department of Environmental Review and Assessment a report describing the procedures for coordinating new construction or renovation activities that could affect existing storage tanks, and to require that future transfer and lease documents and the cleanup and disposal RODs include the locations of USTs, ASTs, piping, wells, and other items that might require coordination before any demolition or construction could occur.
3. For the first 10 years of operation, submit a copy of all available transfer and lease documents and cleanup and disposal RODs to the Department of Environmental Review and Assessment.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the procedures for coordinating new construction or renovation activities that could affect existing storage tanks, and to require that future transfer and lease documents and the cleanup and disposal RODs include the locations of USTs, ASTs, piping, wells, and other items that might require coordination before any demolition or construction could occur.
2. Consult with the State Department of Toxic Substances Control and the County Environmental Management Department as necessary to determine compliance.

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**Mitigation Measure 12: Asbestos Removal and Management**

Coordinate asbestos removal and management in conjunction with all demolition, renovating, or excavation activities involving structures with ACM. Demolition, renovation, and/or excavation of structures containing ACM will follow all state and local regulations.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Prior any demolition, renovation, or excavation activities, submit to the Department of Environmental Review and Assessment a report describing the procedures for coordinating asbestos removal and management in conjunction with the above listed activities involving structures with ACM. The procedures should assure that all plans for demolition, renovation, and/or excavation of structures containing ACM will follow all state and local regulations.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the procedures for coordinating asbestos removal and management in conjunction with all demolition, renovation, and/or excavation of structures containing ACM.
2. Consult with the State Department of Toxic Substances Control and the County Environmental Management Department as necessary to determine compliance.

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**Mitigation Measure 13: Lead-Based Paint Removal and Management**

Coordinate lead-based paint removal and management with DTSC in conjunction with all demolition or renovation activities involving structures with lead-based paint. Coordinate reuse activities involving children to avoid lead-based paint exposure.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Prior to any demolition or renovation activities involving structures with lead-based paint, submit to the Department of Environmental Review and Assessment a report describing the procedures for coordinating lead-based paint removal and management with DTSC. The procedures shall include coordination of reuse activities involving children to avoid lead-based paint exposure.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the report describing the procedures for coordinating coordinating lead-based paint removal and management with DTSC.
2. Consult with the State Department of Toxic Substances Control and the County Environmental Management Department as necessary to determine compliance.

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**Comments:**

**Completion of Mitigation Verified:**

**Department of Environmental Review and Assessment**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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**Mitigation Measure 14: Wetland/Riparian Mitigation Plan**

Before the County gives approval for commencement of any construction or ground-disturbing activities, McClellan Park shall prepare a Wetland/Riparian Mitigation Plan and submit it to the County's Department of Environmental Review and Assessment for review and approval. McClellan Park shall be required to implement the components of the plan, once approval has been granted, along with review and input from the USACE, DFG, and USFWS. The mitigation plan shall contain, at a minimum, the following elements:

- (A) Documentation shall be provided that, before implementation of any project actions that could remove, damage, or disturb sensitive biological areas at McClellan Park, those actions have been reviewed by McClellan Park and project engineer along with a recently prepared map of biological constraints in the area of proposed activity. During this review, wherever possible, all construction or renovation activities have been relocated or redesigned to avoid biological constraint areas. Sensitive biological areas include a 250-foot exclusion zone around any vernal pool habitat (Exhibit 3.7-1). The constraints map and any special-status species surveys or wetland delineation conducted to arrive at the results presented in the map shall be included in the Wetland/Riparian Mitigation Plan.
- (B) The mitigation plan shall describe steps taken by McClellan Park and the engineer, in reviewing the constraints to development activities, to relocate or redesign activities to meet the following hierarchy of mitigation goals:
  - (1) To avoid impacts on sensitive biological areas and the special-status species that inhabit those areas;
  - (2) To minimize impacts that cannot be avoided; or
  - (3) To compensate for remaining impacts.
- (C) In areas where avoidance is proposed, the mitigation plan shall include sufficient information to demonstrate the following:
  - (1) All existing wetlands and/or riparian habitat shall be retained;
  - (2) Adequate watershed shall be maintained to ensure preservation of retained wetlands and riparian habitat; and
  - (3) Vernal pools to be retained shall be protected from summer watering and urban runoff.

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- (D) In areas where avoidance is not feasible, McClellan Park shall identify and commit to minimize and compensate for any impacts that cannot be avoided, including consideration of less damaging alternatives, such that the development will result in no net loss of wetlands and/or riparian habitat value.
- (E) In areas where compensation is proposed, the mitigation plan shall include the following:
  - (1) A detailed plan for the creation, restoration, or enhancement of new wetlands and/or riparian habitat and the specific designated area for the habitat and supporting watershed;
  - (2) A monitoring program to include specific vegetative performance standards to judge the success of the compensation habitat and remedial actions to be taken if the performance standards are not met; and
  - (3) A plan for long-term protection and maintenance, including funding, of the compensation habitat in perpetuity, including fencing, signage and buffer details.
- (F) Minor loss of wetlands (i.e., less than 1 acre) may be compensated for by payment of \$35,000 per acre for wetlands eliminated consistent with Sacramento County General Plan Policy CO-96 that calls for no net loss of wetland acreage. Payment shall be collected the County Department of Planning and Community Development and deposited in the Wetlands Restoration Fund. This Policy does not apply to the wetlands that are habitat for listed species.
- (G) The mitigation plan shall be consistent with the applicable permits and agreements required by USACE and DFG to allow the proposed modifications to the existing wetlands and riparian habitat and associated drainages. If there is substantial disagreement between the plans approved by the County of Sacramento (or City of Sacramento) and the conditions imposed by USACE or DFG, the matter shall be brought to the Sacramento County Board of Supervisors for the purpose of resolving differences.
- (H) No physical alteration of the site or issuance of any building permits shall occur within biological constraint areas on the project site until evidence is provided of the following:
  - (1) That any necessary permits, approvals, or agreements from USACE and DFG for removal of any wetland or riparian habitat and/or associated drainages have been obtained; and

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- (2) That areas containing habitat for listed species have been avoided or, if avoidance is not possible, that all required consultations with USFWS and/or DFG have occurred and take authorization has been received in accordance with the federal and California Endangered Species Acts. If avoidance is not possible, a “no jeopardy” opinion will be required by the USFWS for federally listed species that could be affected. A “no jeopardy” opinion will not be issued unless the USFWS agrees the least damaging feasible alternative is being implemented and that adequate mitigation of the affected species has been provided. If state-listed species could be affected, a Section 2081 incidental take permit from DFG will need to be obtained that specifies that adequate mitigation has been provided. The proposed development shall be consistent with the provisions of any required consultations and associated permits and/or agreements.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Prior to the approval of commencement of any construction or ground-disturbing activities, submit to the Department of Environmental Review and Assessment the Wetland/Riparian Mitigation Plan.
3. Submit to the Department of Environmental Review and Assessment any follow-up reports, agreements, and permits required by the Wetland/Riparian Mitigation Plan.
4. Consult with the US Army Corps of Engineers, the USFWS, and the CDFG to determine further implementation of this measure.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Wetland/Riparian Mitigation Plan.
2. Review all follow-up reports, agreements, and permits.
3. Consult with the USACOE, USFWS and DFG as necessary to determine compliance.

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**Mitigation Measure 15: Storm Water Pollution Prevention Plan**

The County shall incorporate appropriate sediment control measures into the plan designs for the detention basin and future urban development within the associated McClellan Park watershed area. The County shall require that construction contractors prepare and obtain appropriate agency review of Storm Water Pollution Prevention Plans (SWPPPs) for grading within the watershed. Contractors shall be required to implement street sweeping and other sediment control mechanisms within developed areas to minimize the amount of sediment that could be moved by stormwater flows. The SWPPPs should be developed to meet the following objectives:

- (A) Identify pollutant sources including sources of sediment that may affect the quality of the storm water discharges associated with the construction activities from the construction site;
- (B) Identify monitoring requirements and strategies for the storm water discharge;
- (C) Identify, construct, implement, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges from the construction site during construction; and
- (D) Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (postconstruction BMPs). The County shall conduct periodic inspections to ensure that the SWPPPs are being implemented and that BMPs are working properly.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Include the above measures in the Construction Plans and Specifications for the detention basin, and submit a copy of them to the Department of Environmental Review and Assessment for review prior to the start of construction work (including clearing and grubbing).
3. Prior to the start of construction of the detention basin, submit to the Department of Environmental Review and Assessment a copy of the final SWPPP.

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**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Construction Plans and Specifications for the detention basin.
2. Review the final SWPPP.
3. Consult with the Regional Water Quality Control Board (RWQCB), as necessary, to determine compliance.

**Comments:**

**Completion of Mitigation Verified:**

**Department of Environmental Review and Assessment**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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**Mitigation Measure 16: Weed Control and Plant Community Monitoring**

The County shall require that McClellan Park prepare and implement adaptive management procedures, which provide for proactive control of invasive weed species, and monitoring of plant composition, as part of the Wetland/Riparian Mitigation Plan. If desired by regulatory agencies, monitoring of vernal pool invertebrate populations and water quality shall also be included. The adaptive management procedures shall be subject to agency approval, along with the Wetland/Riparian Mitigation Plan, prior to construction of the detention facility. The procedures shall include one or more fallback weed control plans to be implemented in the event that less than desirable results are initially achieved.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Incorporate an invasive weed species control and management and plant composition monitoring plan in the Wetland/Riparian Mitigation Plan, and submit a copy to the Department of Environmental Review and Assessment.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the weed species control and management and plant composition monitoring plan section of the Wetland/Riparian Mitigation Plan.
2. Monitor compliance during periodic site inspections as needed.

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**Comments:**

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**Mitigation Measure 17: Valley Elderberry Longhorn Beetle**

The following measures shall be implemented by McClellan Park during project-related construction and operation activities to mitigate impacts on the valley elderberry longhorn beetle to a less-than-significant level:

- (A) Prior to project construction in a given area, a qualified biologist shall conduct a focused survey to determine the number and location of elderberry shrubs in areas that may be affected by construction activities. Surveys shall be conducted in areas where shrubs may occur, such as along riparian corridors and in the western portion of the base. Elderberry shrubs are not expected to occur in agricultural or developed areas.
- (B) For all shrubs that are avoided, a minimum setback of at least 20 feet from the drip line of each elderberry shrub shall be fenced and flagged by a qualified biologist before construction activity commences within 500 feet of an elderberry shrub.
- (C) If complete avoidance is not possible, a compensation and monitoring plan shall be prepared and implemented to reduce and mitigate potential impacts. Mitigation included in the plan shall be consistent with USFWS mitigation guidelines (U.S. Fish and Wildlife Service 1996), which require that all elderberry shrubs in the affected area be transplanted, when feasible, and that all stems 1 inch or greater in diameter be replaced. The replacement ratio depends on the percentage of elderberry shrubs in the affected areas that have beetle emergence holes. Monitoring methods for transplanted and replacement plants and written reports documenting the monitoring results shall be in accordance with USFWS guidelines. The plan shall be approved by USFWS before project activities can begin.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Include the above measures in the Construction Plans and Specifications for this project, and submit a copy of them to the Department of Environmental Review and Assessment for review prior to the start of construction work (including clearing and grubbing).

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3. Submit a copy of all surveys to the Department of Environmental Review and Assessment for review prior to the start of construction work (including clearing and grubbing).
4. If complete avoidance is not possible, submit the USFWS approved compensation and monitoring plan to the Department of Environmental Review and Assessment. Upon completion of mitigation, submit evidence of completion to the Department of Environmental Review and Assessment.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Construction Plans and Specifications for this project.
2. Review elderberry surveys.
3. If necessary, review the compensation monitoring plan and evidence of completion.
4. Consult with the USFWS as necessary to determine compliance.
5. Monitor compliance during periodic site inspections of the construction work, if necessary.
6. Participate in any/all Final Inspection(s), as necessary.

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**Mitigation Measure 18: Burrowing Owls**

The following measures shall be implemented by McClellan Park prior to any construction activities to impacts on burrowing owl to reduce them to a less-than-significant level:

- (A) Prior to construction activity, a qualified biologist shall conduct focused surveys for burrowing owls where suitable habitat is present on the areas slated for construction. Suitable habitat includes all upland areas that are not developed, and all edge areas (including vegetated berms, levees, and drainage ditches). Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities. Surveys shall be conducted in accordance with DFG protocol (California Department of Fish and Game 1995).
- (B) If no occupied burrows are found in the survey area, a letter report documenting survey methods will be submitted to the County and DFG for review and approval, and no further mitigation is necessary.
- (C) If occupied burrows are found, occupied burrows will be avoided until the owls inhabiting the burrows have been removed and relocated using passive exclusion techniques approved by DFG.
- (D) No occupied burrows will be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies through noninvasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Include the above measures in the Construction Plans and Specifications for this project, and submit a copy of them to the Department of Environmental Review and Assessment for review prior to the start of construction work (including clearing and grubbing).
3. Submit a copy of all surveys to the Department of Environmental Review and Assessment for review prior to the start of construction work (including clearing and grubbing).

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4. If occupied burrows are found, submit a California Department of Fish and Game (CDFG) approved avoidance and relocation plan to the Department of Environmental Review and Assessment for review prior to the start of construction work.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Construction Plans and Specifications for this project.
2. Review all owl surveys.
3. Review the avoidance and relocation plan and Consult with CDFG, if necessary.
4. Monitor compliance during periodic site inspections of the construction work, if necessary.
5. Participate in any/all Final Inspection(s), if necessary.

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**Mitigation Measure 19: Giant Garter Snake**

The County shall conduct surveys for giant garter snake (GGS) in accordance with DFG pre-construction survey protocols (California Department of Fish and Game 1993) to determine whether the species would be affected by project activities. Survey results shall be reported to the County, DFG, and USFWS for review and approval before project activities begin. If no GGS are located during the surveys, no further mitigation is required. If the species is found to be present, or if the County assumes its presence, the County shall consult with USFWS regarding avoidance and compensation measures for the project. The County shall then implement, during construction activities, the measures identified during consultation. It is anticipated that identified mitigation would be consistent with the USFWS protocol for giant garter snake (U.S. Fish and Wildlife Service 1997) and would include measures such as the following:

- (A) Ensure that all construction activity within 200 feet of aquatic habitat for GGS (i.e. unlined section of Don Julio, Magpie, or Robla Creeks) is conducted between May 1 and October 1, the active season for the species when mortality is less likely to occur.
- (B) Construction personnel shall receive worker awareness training by a USFWS-approved biologist. The training shall include identification of the GGS and its habitat, life history, its threatened status and Endangered Species Act status, and the measures outlined to avoid impacts to GGS during project construction.
- (C) A USFWS-approved biologist shall survey the project area 24 hours before construction activities begin. Any GGS observed shall be reported to USFWS and DFG immediately. If, during construction, a lapse of more than 2 weeks occurs in construction activity, the site shall be surveyed again, and any GGS observed shall be reported immediately to USFWS and DFG.
- (D) If GGS are encountered during construction, construction activity shall cease in the area until appropriate avoidance measures are developed in consultation with USFWS and DFG.
- (E) Any dewatered habitat shall remain dry for at least 15 consecutive days after April 15 before being excavated or filled.

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**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Include the above measures in the Construction Plans and Specifications for this project, and submit a copy of them to the Department of Environmental Review and Assessment for review prior to the start of construction work (including clearing and grubbing).
3. Submit a copy of all surveys to the Department of Environmental Review and Assessment for review prior to the start of construction work (including clearing and grubbing).
4. If GGS are found, or if the County assumes their presence, submit to the Department of Environmental Review and Assessment a USFWS and CDFG approved avoidance and compensation plan. Upon completion of each phase of the plan submit evidence of completion to the Department of Environmental Review and Assessment.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Construction Plans and Specifications for this project.
2. Review all GGS surveys.
3. Review the GGS avoidance and compensation plan and evidence of completion of each phase of the plan.
4. Consult with the on-site biologist and/or USFWS and CDFG, as necessary, to determine compliance.
5. Monitor compliance during periodic site inspections.
6. Participate in any/all Final Inspection(s), as necessary.

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**Mitigation Measure 20: Cultural Resources**

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any demolition or construction activities, work shall be suspended and the County of Sacramento Department of Environmental Review and Assessment (DERA) shall be notified immediately. At that time, DERA will coordinate any necessary investigation of the find with qualified archaeologists as needed. McClellan Park shall be required to implement any mitigation deemed necessary for the protection of cultural resources. In addition, in accordance with §5097.97 of the California Public Resources Code and §7050.5 of the California Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be notified immediately. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).
3. If cultural resources are encountered, notify the Department of Environmental Review and Assessment immediately.
4. If human remains are encountered, notify the County Coroner and the Department of Environmental Review and Assessment immediately.
5. Incorporate the above measure into the Special Planning Area portion of the McClellan AFB Implementation Plan.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.

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2. If cultural resources are encountered, the Department of Environmental Review and Assessment will coordinate an investigation of the site with appropriate specialists as needed. After investigation, the applicant may be required to implement additional mitigation for the cultural resources.
3. Review the Special Planning Area of the McClellan Implementation Plan for compliance.

**Comments:**

**Completion of Mitigation Verified:**

**Department of Environmental Review and Assessment**

**Signature:** \_\_\_\_\_

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**Mitigation Measure 21: Sanitary Sewer System**

Before reuse activities identified in the Draft Final Reuse Plan and the Draft Implementation Plan for the Capehart Housing Area are implemented, the County and McClellan Park shall hire a civil engineer to conduct a field investigation of the existing sanitary sewer system at the Capehart Housing Area. The findings of the investigation shall be presented in a report given to the County and McClellan Park, including an identification of system deficiencies and recommendations for necessary improvements and timing to meet County standards. These findings shall be presented at a similar level of detail as those provided in the Sanitary Sewer Master Plan for McClellan Park and shall be considered an addendum to the master plan. Once the recommendations have been reviewed and approved as adequate by the County Public Works Department, they shall be implemented in accordance with the timeframe identified for reuse of Capehart Housing Area in the Draft Reuse Plan and Draft Implementation Plan.

**Implementation and Notification (Action by Project Applicant):**

1. Comply fully with the above measure.
2. Prior to implementation any reuse activities associated with the Reuse Plan or Implementation Plan, submit to the Department of Environmental Review and Assessment evidence that field investigations of the existing sanitary sewer system have been conducted.
3. Submit evidence to the Department of Environmental Review and Assessment that approved recommendations have been implemented in accordance with the timeframe identified for reuse of Capehart Housing Area in the Draft Reuse Plan and Draft Implementation Plan.

**Verification (Action by the Department of Environmental Review and Assessment):**

1. Review the evidence of field investigations of the existing sanitary sewer system.
2. Review the evidence that the approved recommendations were implemented.
3. Consult with the County Public Works Department as necessary to determine compliance.

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