

# CALIFORNIA ENVIRONMENTAL QUALITY ACT STATEMENT OF FINDINGS

The Department of Toxic Substances Control (DTSC) has issued Findings for this project pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Division 13, Section 21081) and implementing Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15091 et seq.)

## A. PROJECT SUBJECT TO DTSC APPROVAL

PROJECT TITLE: Rancho Cordova Logistics Center Buildings 1 and 2, Area 49000 Remedial Action Plan		SITE CODING: 102460
PROJECT ADDRESS: Delaware Street	CITY: Rancho Cordova	COUNTY: Sacramento
PROJECT SPONSOR: NP BGO Rancho Cordova Logistics Center, LLC	CONTACT: Andrew Burrer	PHONE: (419) 320-5956 EMAIL: <a href="mailto:aburrer@northpointkc.com">aburrer@northpointkc.com</a>
Approval Action Under Consideration by DTSC:		
<input type="checkbox"/> Removal Action Workplan <input type="checkbox"/> Interim Removal <input type="checkbox"/> Initial Permit Issuance <input type="checkbox"/> Permit Re-Issuance <input type="checkbox"/> Corrective Measure Study/Statement of Basis <input type="checkbox"/> Permit Modification <input type="checkbox"/> Closure Plan <input checked="" type="checkbox"/> Remedial Action Plan <input type="checkbox"/> Regulations <input type="checkbox"/> Other (specify):		
STATUTORY AUTHORITY:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		
PROJECT DESCRIPTION (List Specific Activities Proposed to be Undertaken):		
<p>The Department of Toxic Substances Control (DTSC) is considering the implementation of the Remedial Action Plan (RAP) for the Rancho Cordova Logistics Center Buildings 1 and 2, Area 49000 (Project Site). The RAP summarized previous environmental investigations and concluded that the remediation of Volatile Organic Compounds (VOCs) including trichloroethene, chloroform, 1,3 butadiene, benzene, and ethylbenzene in soil vapor is required for the proposed commercial/industrial warehouses development. The development project proposes five (5) warehouses and four (4) stormwater detention basins. The RAP was prepared for Buildings 1 and 2, the only buildings planned for construction at this time. Buildings 3, 4, and 5 are planned for possible construction later and not included in this RAP.</p> <p>The RAP proposes the installation of Vapor Mitigation Systems (VMS) underneath the planned Buildings 1 and 2. This remedy involves incorporating passive VMS with active contingency into the engineering designs for the buildings to address the potential intrusion into indoor air of VOC vapors from beneath the building slabs. The VMS would collect VOC vapors and vent them to ambient air above the building roof. This remedy is consistent with the existing Land Use Covenant (LUC) for the Site which requires vapor mitigation on any new buildings constructed that are intended for occupancy. The VMS is fundamentally incorporated into the physical design of the warehouse buildings and will be installed as part of the construction process for Building 1 and Building 2.</p> <p>In addition, Institutional Controls in the form of the existing vapor mitigation LUC and an Operation &amp; Maintenance (O&amp;M) agreement will oversee the proper implementation and long-term O&amp;M and monitoring of this remedy. If future subsurface work is needed that would breach the VMS, repairs will be completed in accordance with DTSC approved O&amp;M Plans.</p> <p>Easton Research Park West Project and Initial Study/Mitigated Negative Declaration</p> <p>The City of Rancho Cordova, as the Lead Agency pursuant to the CEQA, approved the Easton Research Park West Project and Initial Study/Mitigated Negative Declaration (IS/MND) on November 15, 2021 (State Clearinghouse Number 2021090544). The Project consisted of a Tentative Subdivision Map to subdivide an existing 178.50- acre parcel into ten (10) parcels for future development of an industrial warehouse campus and one (1) landscape/right-of-way lot. Improvements would include grading the entire site, including tree and vegetation removal, demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, construction of associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and</p>		

reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

Based on the analysis, the IS/MND concluded mitigation measures were required for Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources and Utilities and Service Systems.

Based on review of the IS/MND’s analysis of environmental impacts, including mitigation measures and the City’s Response to DTSC Comments (October 18, 2021), DTSC finds that the IS/MND adequately encompasses the potential environmental impacts associated with the activities and measures identified in the RAP. The IS/MND identified localized remediation history in Section 4.9 *Hazards and Hazardous Materials* stating “The Project area was formerly used for manufacturing of rocket motors and chemical storage”. The IS/MND summarizes the U.S. EPA identified remedial actions implemented by Aerojet between 2012 and 2021, including soil vapor extraction and working with the Agencies on the language for two Land Use Covenants that would restrict use of groundwater and require vapor mitigation for habitable structures on the property. Since the IS/MND’s finalization in 2021, the soil vapor extraction remedy was approved as completed by the Agencies, and the Land Use Covenants were recorded with the Sacramento County Recorder’s Office (document numbers 202112270835 and 202112270836).

The IS/MND states: “The Regulatory Agencies have concluded that the Project Property, when used in compliance with the Environmental Restrictions of the land use covenants related to groundwater and vapor mitigation, does not present an unacceptable threat or risk to present and future human health or safety or the environment. Thus, with implementation of HAZ-1 the project impacts in this area are less than significant with mitigation incorporated.”

HAZ-1 identifies the incorporation of a vapor intrusion barrier as part of the construction of the warehouses: “Requirements for any vertical development (buildings) to include a vapor mitigation system and potentially indoor air monitoring if required by the Agencies.” The VMS described in the RAP is fundamentally incorporated into the physical design of the proposed warehouses and will be installed as part of the construction process for the industrial warehouse campus project as contemplated in the IS/MND.

DTSC utilized the previously approved CEQA documents in evaluating the potential environmental effects of the proposed remedy to determine if those potential environmental impacts were addressed.

DTSC prepared this Statement of Findings concluding that the Lead Agency’s Final Environmental Document adequately analyzed impacts associated with the RAP remediation activities.

**B. LEAD AGENCY ENVIRONMENTAL DOCUMENT REVIEWED**

Lead Agency: City of Rancho Cordova
Lead Agency’s Environmental Document: Easton Research Park West Tentative Subdivision Map Project, Initial Study/Mitigated Negative Declaration – City of Rancho Cordova Council Meeting November 15, 2021, Regular Meeting Agenda and Meeting Information.
Date Certified: November 15, 2021
State Clearinghouse Number: 2021090544

**C. STATEMENT OF FINDINGS AND FACTS FOR ADEQUACY OF LEAD AGENCY ENVIRONMENTAL DOCUMENT**

Using its independent judgment, DTSC makes the following findings:

- The Lead Agency Final Environmental Document includes a description of the Project now before DTSC for decision
- The Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project before DTSC for decision.
- DTSC concurs with the findings made by the Lead Agency Final Environmental Document relating to the Project before DTSC for decision.
- Mitigation measures are included in the Lead Agency Final Environmental Document for the following resources that would potentially be affected by the DTSC project.

<input type="checkbox"/> Aesthetics	Mitigation Measure:
<input type="checkbox"/> Agricultural Resources	Mitigation Measure:
<input type="checkbox"/> Air Quality	Mitigation Measure:
<input type="checkbox"/> Agricultural Resources	Mitigation Measure:
<input checked="" type="checkbox"/> Biological Resources	Mitigation Measure: See Attached ATTACHMENT 5 Exhibit C to the Resolution
<input checked="" type="checkbox"/> Cultural Resources	Mitigation Measure: See Attached ATTACHMENT 5 Exhibit C to the Resolution
<input type="checkbox"/> Energy	Mitigation Measure:
<input checked="" type="checkbox"/> Geology / Soils	Mitigation Measure: See Attached ATTACHMENT 5 Exhibit C to the Resolution
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	Mitigation Measure: See Attached ATTACHMENT 5 Exhibit C to the Resolution
<input checked="" type="checkbox"/> Hazards / Hazardous Materials	Mitigation Measures: See Attached ATTACHMENT 5 Exhibit C to the Resolution
<input type="checkbox"/> Hydrology / Water Quality	Mitigation Measure:
<input type="checkbox"/> Land Use / Planning	Mitigation Measure:
<input type="checkbox"/> Mineral Resources	Mitigation Measure:
<input checked="" type="checkbox"/> Noise	Mitigation Measure: See Attached ATTACHMENT 5 Exhibit C to the Resolution
<input type="checkbox"/> Population / Housing	Mitigation Measure:
<input type="checkbox"/> Public Services	Mitigation Measure:
<input type="checkbox"/> Recreation	Mitigation Measure:
<input type="checkbox"/> Transportation / Traffic	Mitigation Measure:
<input checked="" type="checkbox"/> Tribal Cultural Resources	Mitigation Measure: See Attached ATTACHMENT 5 Exhibit C to the Resolution

<input checked="" type="checkbox"/> Utilities / Service Systems	Mitigation Measure: See Attached ATTACHMENT 5 Exhibit C to the Resolution
<input type="checkbox"/> Wildfire	Mitigation Measure:

Mitigation measures identified in the Lead Agency Final Environmental Document have been adopted by DTSC for this Project and will be implemented to avoid, reduce, or substantially lessen the project impacts. No additional mitigation measures are necessary, and no additional mitigation monitoring plan is required pursuant to CEQA.

For each significant environmental effect identified for the Project:

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Lead Agency Final Environmental Document.

Such changes or alterations are within the responsibility and jurisdiction of the City of Rancho Cordova not DTSC.

Such changes have been adopted by this public agency or can and should be adopted by this public agency.

Mitigation measures included in the Lead Agency Final Environmental Document are infeasible, and therefore, will not be incorporated into the DTSC Project for the following reasons: N/A

**BASED ON THE ABOVE FINDINGS, DTSC CONCLUDES:**

The proposed Project will not result in significant and unavoidable effects to the environment.

The proposed Project will result in significant and unavoidable effects to the following environmental resources:

<input type="checkbox"/> Air Quality	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services
<input type="checkbox"/> Energy	<input type="checkbox"/> Recreation
<input type="checkbox"/> Geology/ Soils	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Utilities/ Service Systems
<input type="checkbox"/> Hydrology/ Water Quality	<input type="checkbox"/> Wildfire

Impacts to these resources would remain significant even after applying mitigation measures described in the Lead Agency Final Environmental Document, or there is no feasible mitigation available.

In accordance with Cal. Code of Regs., title 14, section 15093, a Statement of Overriding Considerations was adopted by the Lead Agency for these resources. DTSC adopts a Statement of Overriding Considerations for these resources having determined that the DTSC Project benefits outweigh the significant environmental effects for the following reasons: The DTSC remedial actions reduce the exposure of contaminated soil, soil gas, and groundwater in order to render it safe for Site occupants. The DTSC remedial project also serves to protect human health and the environment, which are DTSC's responsibilities under the California Health and Safety Code.

None of the conditions requiring a subsequent EIR or Negative Declaration pursuant to Cal. Code Regs., title 14 Section 15162 exist.

In accordance with Cal. Code of Regs., title 14, section 15093, a Notice of Determination indicating the results of said Findings will be filed with the Governor’s Office of Planning and Research / State Clearinghouse.

**D. CERTIFICATION**

**Susan Scudder**

**Oct 11, 2023**

Project Manager’s Signature

Date

Susan Scudder, P.G.  
Project Manager’s Name

Engineering Geologist  
Title

(916) 255-3601  
Phone #

**Hortensia Muniz**

**Oct 11, 2023**

Branch Chief’s Signature

Date

Hortensia Muniz, P.E.  
Branch Chief’s Name

Branch Chief  
Title

(916) 255-6442  
Phone #

ATTACHMENT

Rancho Cordova Logistics Center Buildings 1 and 2, Area 49000

Refer to Exhibit C to the Resolution

Eastern Research Park West Tentative Subdivision Map Project

Mitigation Monitoring and Reporting Program

Table 5-1  
Easton Research Park West Tentative Subdivision Map Project  
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
<b>Biological Resources</b>					
<p><b>BIO-1: Worker Awareness Training for Special-Status Species</b></p> <ul style="list-style-type: none"> <li>Prior to start of construction activities, a qualified biologist shall conduct an education program for all persons involved with the proposed Project. The program shall consist of a presentation from the Biologist that includes a discussion of the biology and general behavior of the species discussed above, information about the distribution and habitat needs of these animals, sensitivity of these animals to human activities, and their status of legal protection.</li> </ul>	<p><b>Action:</b> Worker awareness training.</p> <p><b>Timing:</b> Prior to the start of construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<p><b>BIO-2: Minimize Potential Significant Impacts to Vernal Pool Fairy and Tadpole Shrimp</b></p> <ul style="list-style-type: none"> <li>Assume presence of Vernal Pool Fairy and Tadpole Shrimp and initiate the Section 7 consultation process with USFWS through the Clean Water Act Section 404 Process; OR conduct protocol-level surveys for these species to determine presence or absence prior to consultation.</li> <li>If presence is assumed or confirmed after protocol surveys, acquire a Biological Opinion for the Project and implement all conditions of the Biological</li> </ul>	<p><b>Action:</b> Section 7 consultation or protocol-level surveys.</p> <p><b>Timing:</b> Prior to and during Project construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova, Project Applicant</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>USFWS</p>	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
<p>Opinion, including purchasing compensatory mitigation for permanent impacts to branchiopod habitat. Compensatory mitigation will be determined through the Section 7 process and outlined in the Biological Opinion.</p>					
<p><b>BIO-3: Minimize Potential Significant Impacts to VELB</b></p> <ul style="list-style-type: none"> <li>Initiate Section 7 consultation process with USFWS through the Clean Water Act Section 404 process on the Project effects to ESA-listed VELB and acquire a Biological Opinion for the Project. Implement all conditions of the Biological Opinion.</li> <li>Elderberry shrubs will be avoided to the extent practicable. For any impacts to elderberry shrubs, appropriate avoidance measures and a mitigation plan will be developed in consultation with USFWS and implemented during the appropriate timeframe.</li> <li>The area surrounding avoided elderberry shrubs shall be fenced and/or flagged as close to construction limits as possible.</li> <li>As much as feasible, all activities that could occur within 165 feet of an avoided elderberry shrub will be conducted outside of the flight season of VELB (March - July).</li> <li>Herbicides will not be used within the drip line of any elderberry shrubs. Insecticides will not be used within 100 feet of an elderberry shrub and will be applied using a backpack sprayer or similar direct application method.</li> <li>The potential effects of dust on VELB will be minimized by applying water during construction</li> </ul>	<p><b>Action:</b> Section 7 consultation and measures to minimize impacts to VELB.</p> <p><b>Timing:</b> Prior to and during Project construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova, Construction Manager</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>USFWS</p>	



Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
activities or by presoaking work areas that will occur within 100 feet of any potential elderberry shrub habitat.					
<p><b>BIO-4: Minimize Potential Significant Impacts to Western Spadefoot</b></p> <ul style="list-style-type: none"> <li>Preconstruction surveys for western spadefoot will be conducted within the limits of construction to detect adults, larvae, and/or egg masses, within 48 hours prior to the start of construction.</li> <li>If no western spadefoots are found, no further measures pertaining to this species are necessary.</li> <li>If adults, larvae, or egg masses are found, they will be relocated to suitable habitat within an on- or off-site preserve(s), in consultation with CDFW.</li> </ul>	<p><b>Action:</b> Preconstruction surveys for western spadefoot.</p> <p><b>Timing:</b> Within 48 hours prior to the start of construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>CDFW</p>	
<p><b>BIO-5: Nesting Birds</b></p> <ul style="list-style-type: none"> <li>A preconstruction survey for nesting birds will be conducted by a qualified biologist within 14 days (or fewer if recommended by CDFW) of commencement of Project activities. The survey will occur within the Project Area and a 100-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until the nest is confirmed to be no longer active by the biologist.</li> </ul>	<p><b>Action:</b> Preconstruction survey for nesting birds.</p> <p><b>Timing:</b> Within 14 days (or fewer if recommended by CDFW) prior to the start of construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>CDFW</p>	
<p><b>BIO-6: Raptors</b></p> <ul style="list-style-type: none"> <li>A preconstruction survey for nesting raptors will be conducted within 14 days of commencement of</li> </ul>	<p><b>Action:</b></p>	<p>Qualified Biologist</p>	<p>City of Rancho Cordova</p>	<p>CDFW</p>	

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Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
<p>Project activities by a qualified wildlife biologist within the Project Area and a 500-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.</p>	<p>Preconstruction surveys for raptors.</p> <p><b>Timing:</b></p> <p>Within 14 days prior to the start of construction.</p>	<p>_____</p> <p>Initials</p> <p>_____</p> <p>Date</p>	<p>_____</p> <p>Initials</p> <p>_____</p> <p>Date</p>		
<p><b>BIO-7: Swainson’s Hawk</b></p> <ul style="list-style-type: none"> <li>A preconstruction survey for nesting Swainson’s hawk will be conducted by a qualified biologist within 14 days of commencement of Project activities within the Project Area and a 0.25-mile buffer. As described above, if Swainson’s hawks are found to be nesting in the vicinity, a no-disturbance buffer will be established in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.</li> <li>Mitigation for permanent impacts to SWHA foraging habitat has been purchased for the portions of the Project Area that overlap with the Glenborough Project in accordance with the CEQA Environmental Impact Report Mitigation Measures for that Project.</li> <li>Mitigation for permanent impacts to SWHA foraging habitat for the remaining portions of the Project Area is required (see Appendix B, Figure 3). Compensatory mitigation should be consistent with the Sacramento County SWHA Ordinance.</li> </ul>	<p><b>Action:</b></p> <p>Preconstruction survey for Swainson’s hawk.</p> <p><b>Timing:</b></p> <p>Within 14 days of commencement of Project activities within the Project Area.</p>	<p>Qualified Biologist</p> <p>_____</p> <p>Initials</p> <p>_____</p> <p>Date</p>	<p>City of Rancho Cordova, Project Applicant</p> <p>_____</p> <p>Initials</p> <p>_____</p> <p>Date</p>	<p>CDFW</p>	

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Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
<p><b>BIO-8: Burrowing Owl</b></p> <ul style="list-style-type: none"> <li>A preconstruction survey for nesting burrowing owl will be conducted by a qualified biologist within 14 days prior to commencement of Project activities within the Project Area and a 250-foot buffer. Surveys shall be conducted at appropriate times and in appropriate weather conditions to maximize detection. If active burrowing owl burrows are found, an avoidance buffer will be immediately established, and an avoidance plan will be prepared in consultation with CDFW prior to the commencement of any ground-disturbing activities.</li> </ul>	<p><b>Action:</b> Preconstruction survey for burrowing owl.</p> <p><b>Timing:</b> Within 14 days prior to the start of construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>CDFW</p>	
<p><b>BIO-9: Pallid Bat</b></p> <ul style="list-style-type: none"> <li>Prior to commencement of Project activities, a qualified biologist will survey for all suitable roosting habitat (e.g., manmade structures, trees, rock outcrops) within the Project Area proposed for removal and or disturbance. If no suitable roosting habitat is identified, no further measures are necessary.</li> <li>If suitable roosting habitat is identified, a qualified biologist will conduct an evening bat emergence survey that may include acoustic monitoring to determine whether or not bats are present. If roosting bats are found, consultation with CDFW is required prior to initiation of construction activities.</li> </ul>	<p><b>Action:</b> Preconstruction surveys for pallid bat.</p> <p><b>Timing:</b> Prior to Project construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
<p><b>BIO-10: Waters of the U.S. and State</b></p> <ul style="list-style-type: none"> <li>For aquatic resources within the Glenborough Permit area where mitigation has not been purchased, purchased mitigation credits as required by the Glenborough Permit.</li> <li>For aquatic resources outside of the Glenborough Permit area, a permit authorization to fill wetlands under the Section 404 of the federal Clean Water Act (Section 404 Permit) will be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Final mitigation measures will be developed as part of the Section 404 Permit process to ensure no-net-loss of wetland function and values.</li> <li>For aquatic resources outside the Glenborough Permit area, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions.</li> <li>For aquatic resources outside the Glenborough Permit area, pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State will be developed in consultation with the RWQCB.</li> <li>No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Study Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of</li> </ul>	<p><b>Action:</b> Section 401 and 404 permitting.</p> <p><b>Timing:</b> Prior to Project construction.</p>	<p>Qualified Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova, Project Applicant</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>USACE, RWQCB</p>	

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the California Fish and Game Code is not required.					
<p><b>BIO-11: Tree Protection</b></p> <p>The following measures are recommended to comply with the City of Rancho Cordova’s Tree Preservation Ordinance if trees will be impacted as part of the Project:</p> <ul style="list-style-type: none"> <li>• Prior to tree removal, an arborist survey will be conducted for any areas within the Project Area not previously surveyed (see Attachment C in Appendix B).</li> <li>• If the proposed Project activities occur within the dripline of, or require the removal of, any trees, a Tree Permit will be required, and the City of Rancho Cordova tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.</li> </ul>	<p><b>Action:</b> Arborist survey, tree permit (if necessary).</p> <p><b>Timing:</b> Prior to tree removal.</p>	<p>Qualified Arborist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova, Project Applicant</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<b>Cultural Resources</b>					
<p><b>CUL-1: Discovery of Unknown Archeological Resources</b></p> <ul style="list-style-type: none"> <li>• If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. The qualified archaeologist shall be called upon to evaluate the significance of the find</li> </ul>	<p><b>Action:</b> Implement unanticipated discoveries protocol.</p> <p><b>Timing:</b></p>	<p>Qualified Archaeologist, Construction Manager</p>	<p>City of Rancho Cordova</p>	<p>CRHR, NRHP</p>	

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Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
<p>and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> <li>• If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.</li> <li>• If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the CRHR or NRHP. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for or CRHR or NRHP; or 2) that the treatment measures have been completed to their satisfaction.</li> </ul>	<p>Ongoing and as needed during construction activities.</p>	<p>_____ Initials</p> <p>_____ Date</p>	<p>_____ Initials</p> <p>_____ Date</p>		
<p><b>CUL-2: Discovery of Unknown Human Remains</b></p> <ul style="list-style-type: none"> <li>• If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If</li> </ul>	<p><b>Action:</b> Implement human remains discovery protocol.</p> <p><b>Timing:</b> Ongoing and as needed during construction activities.</p>	<p>Qualified Archaeologist, Construction Manager</p> <p>_____ Initials</p>	<p>City of Rancho Cordova</p> <p>_____ Initials</p>	<p>CRHR, Sacramento County Coroner, NAHC</p>	

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<b>Mitigation Measure</b>	<b>Implementation Actions and Timing</b>	<b>Implementation Responsibility</b>	<b>Responsibility for Oversight of Compliance/ Verification</b>	<b>Agency Coordination</b>	<b>Comments</b>
<p>the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, who then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC may mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinterment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.</p>		Date	Date		
<b>Geology and Soils</b>					
<p><b>GEO-1: Discovery of Unknown Paleontological Resources</b></p> <ul style="list-style-type: none"> <li>If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow</li> </ul>	<p><b>Action:</b></p> <p>Suspend work in the area of discovery.</p> <p>Notify City of Rancho Cordova and Qualified</p>	<p>Qualified Paleontologist, Construction Manager</p>	<p>City of Rancho Cordova</p>		

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<p>fencing until the City of Rancho Cordova is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples should be collected and processed to determine the small fossil potential on the Project Site. If the Project applicant resumes work in a location where paleontological remains have been discovered and cleared, the Project applicant will have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological resources are in the area. Any fossil materials uncovered during mitigation activities should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.</p>	<p>Paleontologist in the event of a discovery.</p> <p>Implement appropriate treatment of found materials.</p> <p><b>Timing:</b> Ongoing and as needed during construction activities.</p>	<p>_____</p> <p>Initials</p> <p>_____</p> <p>Date</p>	<p>_____</p> <p>Initials</p> <p>_____</p> <p>Date</p>		
<b>Greenhouse Gas Emissions</b>					
<p><b>GHG-1: Greenhouse Gas Emissions Reductions</b></p> <p>In coordination with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department, the Project applicant shall purchase greenhouse gas emissions/carbon offsets to counterbalance the Project operational greenhouse gas emissions exceeding the annual significance threshold from a Sacramento Metropolitan Air Quality Management District-approved registry, including:</p>	<p><b>Action:</b> Consultation with SMAQMD and City of Rancho Cordova.</p> <p>Purchase greenhouse gas emissions/carbon offsets.</p> <p><b>Timing:</b> Prior to Project construction.</p>	<p>Project Applicant</p> <p>_____</p> <p>Initials</p> <p>_____</p> <p>Date</p>	<p>City of Rancho Cordova, Project Applicant</p> <p>_____</p> <p>Initials</p>	<p>SMAQMD, City of Rancho Cordova</p>	



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<p>(i) the Climate Action Reserve, the American Carbon Registry and Verra, which are all approved by CARB;</p> <p>(ii) any entity approved at any time by CARB to act as an "offset project registry" under the state's cap-and-trade program;</p> <p>(iii) other regulatory or voluntary credits that demonstrate, based on substantial evidence, that the offsets are real, permanent, quantifiable, verifiable, enforceable, and additional.</p> <p>The specific amount of offset credits necessary to reduce potential GHG emission-related impacts to less than significant levels shall be determined through consultation with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department.</p>			Date		
<b>Hazards and Hazardous Materials</b>					
<p><b>HAZ-1: Compliance with Environmental Restrictions in Land Use Covenant for Subsurface Contamination</b></p> <p>Prior to redevelopment, the Project applicant must receive USEPA's approval that all remedial actions have been completed to USEPA's satisfaction. The Project applicant must also comply with all restrictions and requirements contained in any land use covenants approved and executed by Aerojet and applicable federal and state regulatory agencies which may include USEPA, RWQCB, and DTSC. General components of the expected land use controls may include, but not necessarily be limited to:</p>	<p><b>Action:</b> USEPA approval for remedial actions.</p> <p><b>Timing:</b> Prior to and during Project construction and during Project operations.</p>	<p>Project Applicant</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova, Project Applicant</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	USEPA, RWQCB, DTSC	

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<ul style="list-style-type: none"> <li>Restrictions on future site use to industrial/commercial purposes only;</li> <li>Prohibitions on groundwater extraction other than for remediation;</li> <li>Requirements that excavation or construction work below ground surface at the site may only be performed under a permit program that mitigates potential exposures and properly manages any contaminated soil that is disturbed; and</li> <li>Requirements for any vertical development (buildings) to include a vapor mitigation</li> <li>System and potentially indoor air monitoring if required by the Agencies.</li> </ul> <p>Details of these land use controls will be proposed and approved by the Agencies before the overall remedy will be deemed complete.</p>					
<b>Noise</b>					
<p><b>NOI-1: Nighttime Construction Noise Impacts</b></p> <ul style="list-style-type: none"> <li>In the case that construction occurs between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends, a temporary noise barrier or enclosure shall be positioned between construction equipment and all residences within 2,600 feet of construction activities in a manner that breaks the line of sight between the construction equipment and these residences, to the extent feasible. The temporary noise barrier shall have a sound transmission class</li> </ul>	<p><b>Action:</b> Noise reduction protocol.</p> <p><b>Timing:</b> During construction activities occurring between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends.</p>	<p>Construction Manager</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of Rancho Cordova</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>(STC) of 25 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing or some other support structure. The length, height, and location of the temporary noise barrier shall be adequate to assure proper acoustical performance. Specifically, the barrier must completely break the line of sight between construction equipment and all residential properties less than 2,600 feet of construction activity, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.</p> <ul style="list-style-type: none"> <li>In order to qualify as a noise-sensitive receptor at the time of construction, such residential dwellings would be required to physically house individuals during the time Project construction activities occur.</li> </ul>					
<b>Tribal Cultural Resources</b>					
<p><b>TCR-1: Tribal Inspections of Subsurface Soils</b></p> <ul style="list-style-type: none"> <li>To accommodate any necessary security clearance, no less than five working days before the start of construction, the contractor shall notify the Shingle</li> </ul>	<p><b>Action:</b> Tribal construction monitoring.</p>	<p>Project Applicant, Construction Manager, Tribal Monitor</p>	<p>City of Rancho Cordova</p>		

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<p>Springs Band of Miwok Indians about the start date of ground disturbing activities. The tribe will be given the opportunity to send a tribal monitor to inspect the subsurface soils once during the first five days of ground disturbing activity on the project. Should the tribe choose not to send a monitor to perform the inspection within the first five days, work can continue as long as the notice was provided and documented.</p>	<p><b>Timing:</b> No less than five working days before the start of construction.</p>	<p>_____ Initials</p> <p>_____ Date</p>	<p>_____ Initials</p> <p>_____ Date</p>		
<p><b>TCR-2: Implement Measures to Protect Unanticipated Tribal Cultural Resources Discoveries</b></p> <p>If subsurface deposits believed to be cultural in origin are discovered during construction, all work must halt within 100 feet of the discovery. The construction foreman will notify the City, which shall notify the Shingle Springs Band of Miwok Indians and a qualified professional archaeologist. A representative from the tribe will be afforded a reasonable opportunity to visit the discovery location to determine whether or not it is a tribal cultural resource. The following actions shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> <li>• If the Shingle Springs Band of Miwok Indians determines that the find does not represent a tribal cultural resource, and the qualified professional archaeologist determines that the find does not represent a potential historical resource, and the City concurs, then work may resume immediately, and no further action is required.</li> <li>• If the Shingle Springs Band of Miwok Indians determines that the find represents a tribal cultural resource, as defined in PRC Section 21074(a)</li> </ul>	<p><b>Action:</b> Implement unanticipated discoveries protocol.</p> <p><b>Timing:</b> Ongoing and as needed during construction activities.</p>	<p>Project Applicant, Construction Manager, Tribal Monitor</p> <p>_____ Initials</p> <p>_____ Date</p>	<p>City of Rancho Cordova</p> <p>_____ Initials</p> <p>_____ Date</p>	<p>Sacramento County Coroner, NAHC</p>	

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<p>though (c) of the CEQA Guidelines, the City shall consult with the tribe on appropriate treatment measures. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.</p> <ul style="list-style-type: none"> <li>• If the find includes human remains, or remains that are potentially human, the construction supervisor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall immediately notify the City and the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the discovery (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or</li> </ul>					

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recording a reinternment document with Sacramento County (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
<b>Utilities and Service Systems</b>					
<b>UTIL-1: Water Service Availability</b> <ul style="list-style-type: none"> <li>The City of Rancho Cordova will coordinate with the City of Folsom and the Project Applicant to include any of The City of Folsom’s standard and required conditions of approval regarding the review of construction documents for the water system and connections when submitted.</li> </ul>	<b>Action:</b> Water system connections and construction approval.  <b>Timing:</b> Prior to submittal of improvement plans.	Project Applicant  <hr/> Initials  <hr/> Date	City of Rancho Cordova, City of Folsom, Project Applicant  <hr/> Initials  <hr/> Date		

To be signed when all mitigation measures have been completed:

City of Rancho Cordova Planning Department

Signature:

Printed Name:

Date

**Signature:** *Susan Scudder*

**Email:** Susan.Scudder@dtsc.ca.gov

**Signature:** *Thomas Tse*

**Email:** Thomas.Tse@dtsc.ca.gov

**Signature:** *Hortensia Muniz*

**Email:** hortensia.muniz-ghazi@dtsc.ca.gov