

**STAFF REPORT
C07**

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12/03/18
PRC 6002.9
M.J. Columbus

AMENDMENT OF LEASE

LESSEE:

City of West Sacramento

AREA, LAND TYPE, AND LOCATION:

Filled and unfilled sovereign land in the Sacramento River, 651 Waterfront Place, West Sacramento, Yolo County.

AUTHORIZED USE:

Removal of existing uncovered wooden floating docks, suspended gangway, water and electric utilities, and continued use and maintenance of eight existing steel dolphins and 10 steel pilings.

LEASE TERM:

20 years, beginning December 15, 2011.

CONSIDERATION:

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests.

PROPOSED AMENDMENT:

Amend the lease to:

- Authorize the proposed construction, use, and maintenance of two floating boat docks, access ramp, gangway, debris deflector, steel dolphins, steel pipe piles, electrical conduit, and use of a temporary construction staging area.
- Include special lease provisions related to construction and climate change.
- Replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map with the attached Exhibit A and A-1, Land Description, and Exhibit B, Site and Location Map (for reference purposes only).

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- Require reporting of final construction and compliance with a Mitigation Monitoring Program, attached as Exhibit C.

All other terms and conditions of the lease shall remain in effect without amendment.

STAFF ANALYSIS AND RECOMMENDATION:

Authority:

Public Resources Code sections 6005, 6216, 6301, 6501.1, and 6503; California Code of Regulations, title 2, sections 2000 and 2003.

Public Trust and State's Best Interests Analysis:

On January 26, 2012, the Commission authorized a General Lease - Public Agency Use to the City of West Sacramento for emergency removal of existing uncovered wooden floating docks with a suspended aluminum gangway, water and electric utilities, and continued use and maintenance of eight existing steel dolphins and 10 steel pilings ([Item C09, January 26, 2012](#)). On April 26, 2013, the Commission authorized an amendment of the lease to extend the deadline for the Lessee to submit a final dock rehabilitation plan to December 31, 2013 ([Item C26, April 26, 2013](#)). The lease will expire on December 14, 2031. The Lessee is now applying to amend the lease for the proposed construction, use and maintenance of two floating boat docks, access ramp, gangway, debris deflector, steel dolphins, steel pipe piles, and electrical conduit. The proposed construction will provide the Sacramento River with a new recreational boating facility.

The proposed construction of the Project will be performed using existing steel guide piles to secure the docks. At least one existing pile will be removed and replaced. The new pile will be installed using vibratory driving. The docks will attach to the piles with pile collars. To verify the visual inspection for the existing piles, exploratory drilling is required. Exploratory drilling will be conducted from a barge. The proposed dock will be 432 feet long, with a 25-foot-wide, 60-foot-long dock on the downstream end, and an 8-foot-wide, 372-foot-long upriver section. The proposed debris deflector boom will be 235 feet long and connected to 12 new steel pipe piles. The piles will be installed using vibratory driving to secure the boom in place. The proposed construction of the gangway will require removing eight existing piles and replacing with five new steel piles. The gangway will consist of upper and lower gangway sections. Each section will be 5 feet wide and approximately 80 feet long. The gangways will connect at a pivot point with a pivot plate. The proposed gangway will have a slip-resistant surface and Americans with Disabilities

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Act (ADA) compliant handrails. The proposed access ramp will be supported by steel pipe piles grouted into the levee slope by using a truck-mounted rotary drill. The new in-water piles will be transported via barge and the barge will serve as a staging area. A temporary staging area will also be in an authorized area under Lease No. PRC 7983.9 to the City of West Sacramento.

The Project will be instrumental for accommodating public access for water-oriented activities. It will be the only public boat dock facility on the West Sacramento bank of the Sacramento River. The Project is part of the City of West Sacramento's General Plan to connect recreational corridors with surrounding areas, providing the public with continuous access to the Sacramento River. The Project will promote safer and more efficient service to all visitors of the facility. The construction of the improvements will enhance and improve open space and public access. The proposed improvements will increase or facilitate public access to sovereign land. The Project will include ADA accessibility features and lighting. The overall Project design elements will help promote boating-related activities such as fishing, kayaking, canoeing, waterskiing, wakeboarding, and day-use activities. The proposed Project is consistent with the common law Public Trust Doctrine because the improved facilities will promote and enhance public water-dependent recreation, navigation, and water-related activities.

The lease includes provisions protecting the public's use of the lease area by requiring the Lessee to obtain necessary permits. The lease requires the Lessee to conduct all construction and maintenance work safely and to indemnify the Commission in the event of any liability resulting from the proposed Project. The lease also has a limited term of 20 years, which allows the Commission flexibility to determine if the Public Trust needs of the area have changed over time.

Climate Change:

Climate change impacts, including sea-level rise, more frequent and intense storm events, and increased flooding and erosion, affect both open coastal areas and inland waterways in California. The subject facilities are located on the Sacramento River, in a tidally influenced site vulnerable to flooding at current sea levels and at a higher risk of flood exposure given projected scenarios of sea-level rise. The lease premises consist of the following proposed structures: two docks, gangway, access ramp, a debris diverter, and pilings.

The California Ocean Protection Council updated the State of California Sea-Level Rise Guidance in 2018 to provide a synthesis of the best

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available science on sea-level rise projections and rates. Commission staff evaluated the “high emissions,” “medium-high risk aversion” scenario to apply a conservative approach based on both current emission trajectories and the lease location and structures. The San Francisco tide gauge was used for the projected sea-level rise scenario for the region as listed in Table 1.

Table 1. Projected Sea-Level Rise for San Francisco¹

Year	Projection (feet)
2030	0.8
2040	1.3
2050	1.9
2100	6.9

Source: Table 13, State of California Sea-Level Rise

Guidance: 2018 Update

Note: ¹ Projections are with respect to a 1991 to 2009 baseline.

This effect could increase Sacramento River’s inundation levels within the lease area. In addition, as stated in *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of natural disasters related to flooding, fire, drought, extreme heat, and storms (especially when coupled with sea-level rise). In rivers and tidally influenced waterways, more frequent and powerful storms can result in increased flooding conditions and damage from storm-created debris as well as decreased bank stability and structure. Conversely, climate-change induced droughts could decrease river levels and flow for extended periods of time. Climate change and sea-level rise will further influence riverine areas by changing erosion and sedimentation rates. Flooding and storm flow, as well as runoff, will likely increase scour and decrease bank stability at a faster rate.

The combination of these projected conditions could increase the likelihood of damage and affect access to structures within the lease premises during the term of the lease. For example, the potential for more frequent and stronger storm events may expose the lease area structures to higher flood risks and cause facilities to be damaged or dislodged, presenting hazards to public safety as well as dangers for navigation within the channel. Conversely, prolonged drought conditions could lower water levels, exposing previously submerged structures to the elements and potentially leading to increased wear-and-tear on the pilings and docks. Lowered water levels could also reduce navigability of the channel,

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thereby increasing hazards and impacting the function and utility of the lease area structures.

The floating boat docks and adjustable gangways will be adaptable to variable water levels, allowing them to rise and fall with storms and droughts and increasing their resiliency to some climate change impacts, but may require more frequent maintenance or replacement to ensure continued function during and after storm seasons and to avoid dislodgement. The two floating boat docks, access ramp, gangway, debris deflector, steel dolphins, steel pipe piles, and electrical conduit may need reinforcement and possibly replacement to withstand higher levels of flood exposure and more frequent storm events. For example, the pilings will be at a sufficient height to withstand projected changes in water levels, but additional fortification may be needed, especially if pilings anchor any electrical components because damage to these pilings could lead to a public safety hazard. The bank is also somewhat vegetated, which provides additional stability and will reduce the amount of erosion and scour pressure experienced during future events because of the vegetation's underground root system; but remains at risk of accelerated deterioration from currents and floods.

The lease is a 20-year General Lease – Public Agency Use that began on December 15, 2011, and the lease premises may be subject to the climate change effects of the projected sea-level rise scenario provided above. Regular maintenance and implementing best management practices, as required by the terms of the lease, will help reduce the likelihood of severe structural degradation and dislodgement. Further climate change impact analyses on the leased facilities will be assessed at the time the lease expires in 2031 if an application for a new lease is submitted and would be based on projected sea-level rise scenarios at that time.

Conclusion:

For all the reasons above, staff believes the authorization of this amendment is consistent with the common law Public Trust Doctrine and in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction; and Strategy 1.3 to protect, expand, and enhance appropriate public use and access to and along the State's inland and coastal waterways.

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2. A Mitigated Negative Declaration, State Clearinghouse No. 2014022054, was prepared by the City of West Sacramento and adopted on November 19, 2014, for this Project. Staff has reviewed such document.

A Mitigation Monitoring Program was adopted by the City of West Sacramento.

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon participation from the agency nominating such lands through the California Environmental Quality Act (CEQA) review and permitting process, it is staff's opinion that the Project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

City of West Sacramento
U.S. Army Corps of Engineers
Central Valley Flood Protection Board
National Marine Fisheries Service
Central Valley Regional Water Quality Control Board
California Department of Fish and Wildlife
U.S. Fish and Wildlife

EXHIBITS:

- A. Land Description
- A-1. Land Description – Temporary Construction Staging Area
- B. Site and Location Map
- C. Mitigation Monitoring Program

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that a Mitigated Negative Declaration, State Clearinghouse No. 2014022054, and a Mitigation Monitoring Program were prepared by the City of West Sacramento and adopted on November 19, 2014, for this Project and that the Commission has reviewed and considered the information contained therein; that in the Commission's independent judgment, the scope of activities to be carried out under the lease to be issued by this authorization has been adequately analyzed; that none of the events specified in Public Resources Code section 21166 or the State CEQA Guidelines section 15162 resulting in any new or substantially more

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severe significant impact has occurred; and, therefore no additional CEQA analysis is required.

Adopt the Mitigation Monitoring Program, as contained in the attached Exhibit C.

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed amendment will not substantially interfere with the Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

AUTHORIZATION:

Authorize the amendment of Lease No. PRC 6002.9, a General Lease – Public Agency Use, effective December 3, 2018, to approve construction, use and maintenance of two floating boat docks, access ramp, gangway, debris deflector, steel dolphins, steel pipe piles, electrical conduit, and use of a temporary construction staging area; to include special lease provisions related to construction and climate change; to replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map, with the attached Exhibit A and A-1, Land Description, and Exhibit B, Site and Location Map (for reference purposes only); and to require reporting of final construction and compliance with a Mitigation Monitoring Program; all other terms and conditions of the lease will remain in effect without amendment.

EXHIBIT A

PRC 6002.9

LAND DESCRIPTION

Two parcels of tide and submerged land lying in the bed of the Sacramento River, situate in the City of West Sacramento, County of Yolo, State of California and more particularly described as follows:

PARCEL 1- Dock

COMMENCING at the point of intersection of the southerly line of Swamp and Overflowed Land Survey No. 962 and the Ordinary High Water Mark Agreement Line described in Exhibit "G" of "An Agreement Between the State Lands Commission and Thomas P. Raley to Establish a Boundary Line Between Private Property and Public Sovereign Property in the Sacramento River, Yolo County" recorded on May 26, 1989 in Book 2028 at Page 152, in Official Records of Yolo County; thence along last said line the following three (3) courses:

- 1) South 08° 42' 41" West 76.93 feet to the beginning of a curve;
- 2) Along the arc of a 500 foot radius curve to the left, having a central angle of 05° 23' 20" an arc distance of 47.03 feet to a point of reverse curve;
- 3) Along the arc of a 325 foot radius curve to the right, having a central angle of 14° 13' 31" an arc distance of 80.69 feet to the POINT OF BEGINNING;

thence leaving last said line the following fifteen (15) courses:

- 1) South 83° 24' 54" East 52.82 feet;
- 2) South 69° 36' 57" East 157.97 feet;
- 3) North 14° 19' 58" East 374.77 feet;
- 4) South 75° 40' 02" East 72.00 feet;
- 5) North 14° 19' 58" East 30.00 feet;
- 6) South 75° 40' 02" East 5.00 feet;
- 7) South 14° 19' 58" West 30.00 feet;
- 8) South 75° 40' 02" East 33.00 feet to a point hereinafter referred to as Point "A";
- 9) South 19° 49' 01" West 502.31 feet;
- 10) North 75° 40' 02" West 62.00 feet;

- 11) North 14° 19' 58" East 107.85 feet;
- 12) North 70° 03' 57" West 129.55 feet;
- 13) South 22° 50' 34" West 14.16 feet;
- 14) North 69° 43' 58" West 57.49 feet;
- 15) North 83° 21' 02" West 23.88 feet to a point on said Ordinary High

Water Mark Agreement Line; thence along last said line from a tangent that bears North 22° 04' 16" East along the arc of 325.00 foot radius curve to the left having a central angle of 04° 31' 25" an arc distance of 25.66 feet to the POINT OF BEGINNING.

PARCEL 2- Debris Deflector

A strip of land 20 feet wide, lying 10 feet on each side of the following described center line:

BEGINNING at a point that bears North 01° 24' 38" East 57.00 feet from the above described designated Point "A"; thence North 20° 57' 52" West 240.00 feet to the TERMINUS of said line.

The sidelines of said strip shall be lengthened or shortened at the lines perpendicular to the points at the beginning and termination of said center line.

END OF DESCRIPTION

Prepared 10/02/18 by the California State Lands Commission Boundary Unit



EXHIBIT A-1

PRC 6002.9

LAND DESCRIPTION

PARCEL 3

(Temporary Construction Staging Area)

A parcel of sovereign land lying in the historic bed of the Sacramento River, situate in the City of West Sacramento, County of Yolo, State of California and more particularly described as follows:

COMMENCING at the point of intersection of the southerly line of Swamp and Overflowed Land Survey No. 962 and the Ordinary High Water Mark Agreement Line described in Exhibit "G" of "An Agreement Between the State Lands Commission and Thomas P. Raley to Establish a Boundary Line Between Private Property and Public Sovereign Property in the Sacramento River, Yolo County" recorded on May 26, 1989 in Book 2028 at Page 152, in Official Records of Yolo County, said point also being the northerly end of the course "South 08° 42' 41" West 76.93 feet" per said Exhibit "G"; thence leaving said Ordinary High Water Mark Agreement Line North 62° 13' 44" East 126.92 feet to the POINT OF BEGINNING; thence the following four (4) courses:

- 1) North 03° 28' 32" East 120.00 feet;
- 2) South 86° 31' 28" East 50.00 feet;
- 3) South 03° 28' 32" West 120.00 feet;
- 4) North 86° 31' 28" West 50.00 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

Prepared 10/02/18 by the California State Lands Commission Boundary Unit



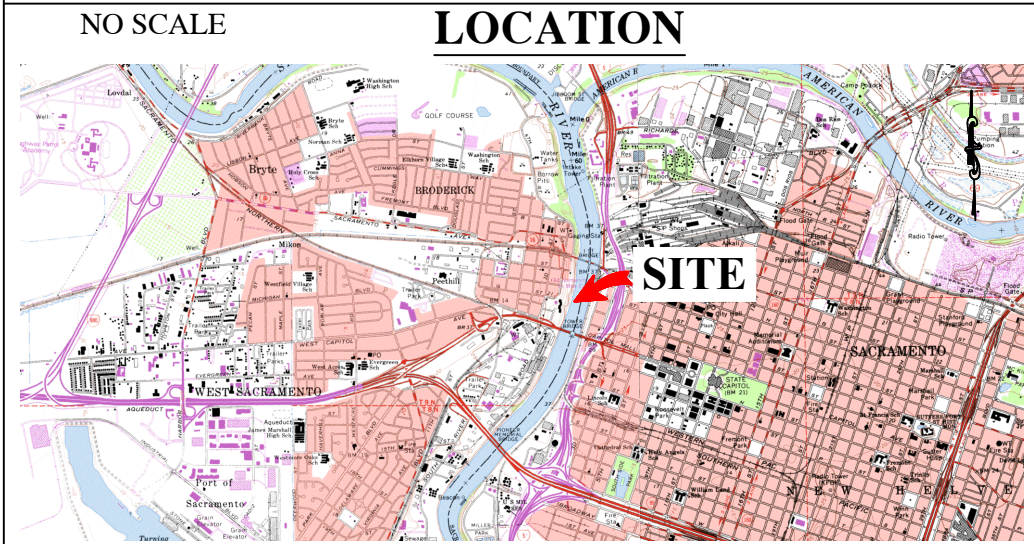
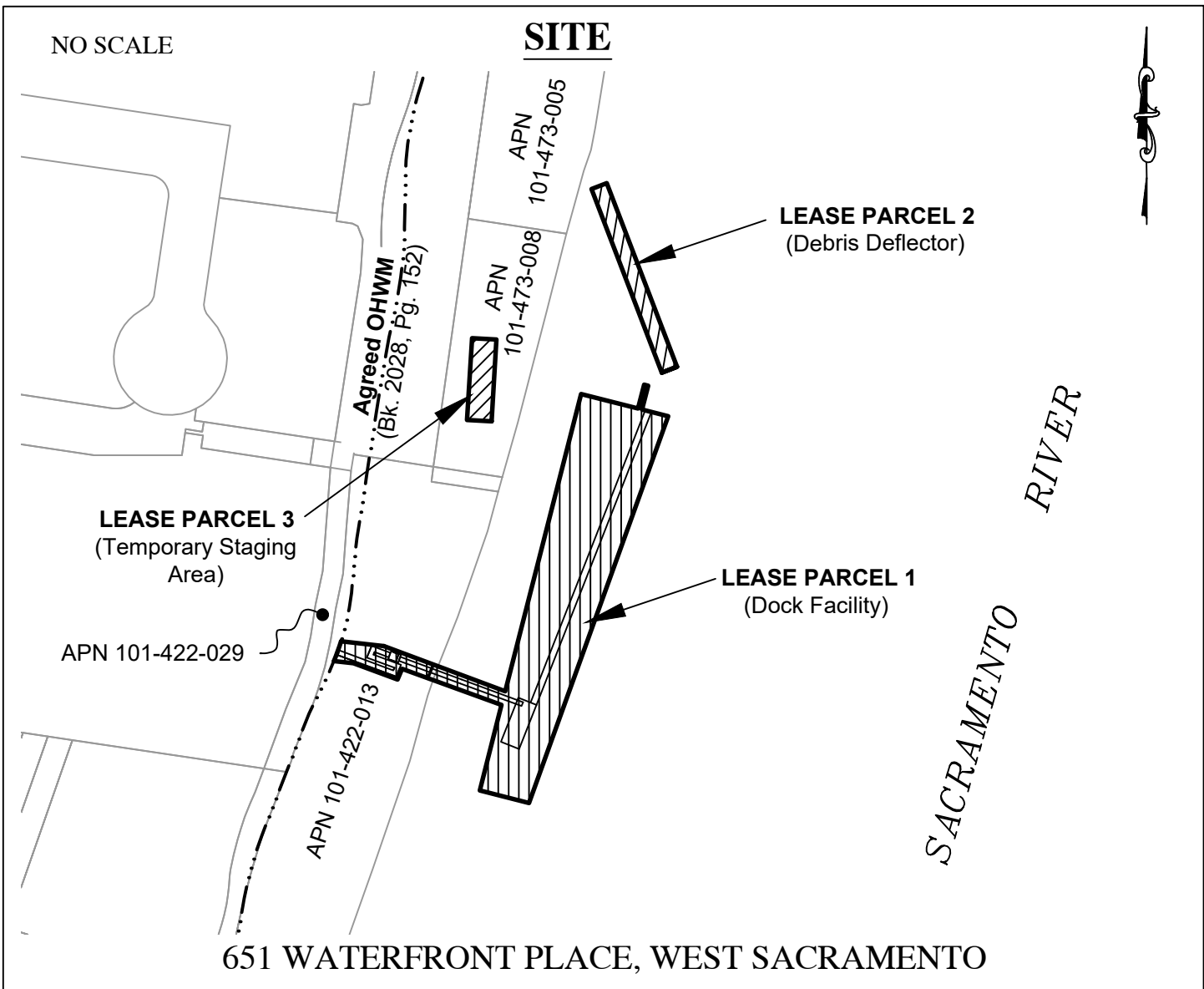


Exhibit B
 PRC 6002.9
 CITY OF WEST SACRAMENTO
 APNs: 101-422-013 & 029
 101-473-005 & 008
 GENERAL LEASE -
 PUBLIC AGENCY USE
 YOLO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT C
CALIFORNIA STATE LANDS COMMISSION
MITIGATION MONITORING PROGRAM

Raley's Dock Replacement Project
(PRC 6002.9, State Clearinghouse No. 2014022054)

The California State Lands Commission (Commission or CSLC) is a responsible agency under the California Environmental Quality Act (CEQA) for the Raley's Dock Replacement Project (Project). The CEQA lead agency for the Project is the City of West Sacramento.

In conjunction with approval of this Project, the Commission adopts this Mitigation Monitoring Program (MMP) for the implementation of mitigation measures for the portion(s) of the Project located on Commission lands. The purpose of a MMP is to impose feasible measures to avoid or substantially reduce the significant environmental impacts from a project identified in an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND). State CEQA Guidelines section 15097, subdivision (a), states in part:¹

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The lead agency adopted an MND, State Clearinghouse No. 2014022054, adopted a MMP for the whole of the Project (see Exhibit C, Attachment C-1), and remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with its program. The Commission's action and authority as a responsible agency apply only to the mitigation measures listed in Table C-1 below. The full text of each mitigation measure, as set forth in the MMP prepared by the CEQA lead agency and listed in Table C-1, is incorporated by reference in this Exhibit C. Any mitigation measures adopted by the Commission that differ substantially from those adopted by the lead agency are shown as follows:

- Additions to the text of the mitigation measure are underlined; and
- Deletions of the text of the mitigation measure are shown as ~~strikeout~~ or as otherwise noted.

¹ The State CEQA Guidelines are found at California Code of Regulations, title 14, section 15000 et seq.

Table C-1. Project Impacts and Applicable Mitigation Measures

Potential Impact	Mitigation Measure (MM) ²	Difference Between CSLC MMP and Lead Agency MMP
Impacts to air quality*	MM B-2, MM H-1	None
Impacts to special-status wildlife	MM B-1, MM B-2, MM H-1	None
Impacts to sensitive habitat for fish species	MM B-1, MM B-2	None
Impacts to navigable waters of the U.S.	MM B-3	None
Impacts to wildlife corridors	MM B-2, MM B-3	None
Impacts to potential historical resources	MM C-1	See MM C-1 below
Impacts to potential archaeological resources	MM C-1, MM C-2	See MM C-1 below
Impacts to potential paleontological resources	MM C-1, MM C-2	See MM C-1 below
Impacts to potential human remains	MM C-1, MM C-2	See MM C-1 below
Impacts to soil stability and bank stability	MM G-1, MM H-1	None
Impacts from fuel/oil/other material spills	MM B-2, MM H-1	None
Impacts to water quality	MM B-2, MM H-1	None
Impacts to water surface flow and drainage	MM B-2, MM H-1	None
Impacts from polluted runoff	MM B-2, MM H-1	None
Impacts that violate water quality standards	MM B-2, MM H-1	None
Impacts from noise to recreational trail users and customers of the Delta King	MM N-1, MM N-2	None
Impacts from construction of recreational facilities	MM B-1, MM B-2, MM B-3, MM C-1, MM C-2, MM G-1, MM H-1, MM N-1, MM N-2	See MM C-1 below

*Note: The analysis and air emissions model calculations indicate all air quality impacts fell below the CEQA threshold for potentially significant impacts. The mitigation measures are included because the CEQA lead agency ultimately determined the impact to be less than significant with mitigation incorporated.

MM C-1 (Raley’s Dock and Rice Mill Pier)

- A. If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery and the City of West Sacramento and, if the discovery occurs on state lands, then the State Lands Commission as well, must be contacted regarding the find. A qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgement. A Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites

² See Attachment C-1 for the full text of each MM taken from the MMP prepared by the CEQA lead agency.

established by the Native American Heritage Commission, shall be required if the nature of the unanticipated discovery is prehistoric. A marine archaeologist shall be required if the location of the find is below the surface of the Sacramento River.

- B. Work cannot continue within the no-work radius until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR.
- C. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and Project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met. State Lands Commission staff shall be notified of any significant cultural resources discovered on lands under the jurisdiction of the Commission. The final disposition of archaeological and historical resources from such lands must be approved by the Commission.
- D. In the event that evidence of human remains is discovered, construction activities within 100 feet of the discovery will be halted or diverted and the requirements of this mitigation measure will be implemented. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and AB 2641 will be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the Coroner notifies the Native American Heritage Commission (NAHC) which then designates a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the Public Resources Code). If the human remains are Native American and are found on lands under the jurisdiction of the State Lands Commission, Commission staff shall also be notified to address any landowner responsibilities. The designated MLD then has 48 hours from the time access to the property is granted, to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (section 5097.98 of the Public Resources Code). 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 document with the county in which the property is located (AB 2641).

- E. In the event that fossils are encountered, a representative sample shall be collected and analyzed by a qualified professional paleontologist to a point of identification and curated at an established accredited museum repository with permanent retrievable paleontological storage. A technical report of findings shall be prepared with an appended itemized inventory of identified specimens and submitted with the recovered specimens to the curation facility. State Lands Commission staff shall be notified of any significant paleontological specimens discovered on lands under the jurisdiction of the Commission. The final disposition of paleontological specimens from such lands must be approved by the Commission.
- F. Due to the presence of known NRHP-eligible submerged wooden vessels located between the Tower Bridge and the Raley's Dock area, any work boats or pile-driving barges shall not anchor or beach within 250 feet of the recorded site locations to avoid inadvertent damage.

ATTACHMENT C-1

Mitigation Monitoring Program Adopted by the

City of West Sacramento

**Raley's Dock and Rice Mill Pier Replacement Project
Final Response to Comments**

**Table 5-1
Raley's Dock and Rice Mill Pier Replacement Project
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
<p>B-1: A. To avoid take of any special-status wildlife species protected under the CESA and/or any bird species protected under the MBTA and California Fish and Game Code, a pre-construction clearance survey for all potentially suitable habitat shall be conducted by a qualified biologist within 14 days prior to the onset of construction activities. If no nesting birds and/or special-status wildlife species are found during the survey, site preparation and construction activities may begin.</p>	<p>Activity: Conduction pre-construction clearance survey.</p> <p>Timing: 14 days prior to construction.</p> <p>Frequency: Once during pre-construction.</p>	<p>Project Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>Possible coordination with CDFW</p>	
<p>B-1 (continued): 1. If special-status wildlife species are found, consult with CDFW to develop appropriate exclusion methods. Methods for exclusion during construction may include monitoring to determine the extent of special-status wildlife activity on the site.</p>	<p>Activity: Consultation with CDFW and possible biological monitoring.</p> <p>Timing: During construction</p> <p>Frequency: As necessary during construction.</p>	<p>Project Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>Possible coordination with CDFW</p>	

**Raley's Dock and Rice Mill Pier Replacement Project
Final Response to Comments**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
<p>B-1 (continued):</p> <p>2. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW recommendations for buffer distances relative to the species identified. Once construction activities commence on-site, all nests will be continuously monitored by a qualified biologist to detect any behavior changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing the change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. Pre-construction nesting surveys are not required for construction activity outside the nesting season (February 1-August 31). The removal or trimming of trees within the Project area shall be conducted during the non-breeding season, i.e. between September 1 and January 31, to avoid impacts to nesting raptors, colonial water birds and other nesting special-status birds.</p>	<p>Activity: Biological monitoring to establish baseline and avoid active nests.</p> <p>Timing: During construction.</p> <p>Frequency: As necessary during construction.</p>	<p>Project Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>Possible coordination with CDFW</p>	

**Raley's Dock and Rice Mill Pier Replacement Project
Final Response to Comments**

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
<p>B-1 (continued): 3. A qualified biologist shall conduct a dusk emergence bat survey (start 1 hour before sunset and last 3 hours), followed by a pre-dawn re-entry survey (start 1 hour before sunrise and last for 2 hours), in addition a daytime visual inspection of all potential bat roosting habitat near the Project site shall be included as part of the pre-construction clearance survey. Pre-construction surveys are required year-round for special-status bats. If roosting special-species bats are found on-site or adjacent to the Proposed Project during the surveys, the following measures shall be implemented with consultation with CDFW to reduce adverse impacts to special-status bats:</p>	<p>Activity: Conduct a dusk emergence bat survey.</p> <p>Timing: 14 days prior to construction.</p> <p>Frequency: Once during pre-construction.</p>	<p>Project Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<p>B-1 (continued):</p> <p>a. Avoid direct and indirect impacts to roosting sites by establishing a no-disturbance buffer of 100 feet around roost sites.</p> <p>b. Clearing and grubbing adjacent to the roost site and lighting use near the roost site where it would shine on the roost or interfere with bats entering or leaving the roost shall be prohibited.</p> <p>c. Operation of internal combustion equipment, such as generators, pumps, and vehicles within 100 feet of the roost site shall be prohibited.</p>	<p>Activity: Avoidance measure for special-status bats.</p> <p>Timing: During construction.</p> <p>Frequency: As necessary during construction.</p>	<p>Project Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>B-1 (continued): B. In addition, Worker's Awareness Training will be conducted prior to construction and will include training materials and a briefing covering all sensitive species and habitats to further educate construction personnel regarding potential adverse effects to these resources. These training materials and briefings will include the laws and regulations that protect these resources and the consequences of non-compliance with those laws and regulations. A contact person shall be provided in the event that protected biological resources are discovered at the Project site or special-status species are adversely affected by the Proposed Project.</p>	<p>Activity: Conduct Worker's Awareness Training.</p> <p>Timing: Prior to start of construction</p> <p>Frequency: Once during pre-construction.</p>	<p>Project Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<p>B-2: A. In-water and near-water work shall be restricted to August 1 to October 31 in order to avoid vulnerable life stages. All construction work occurring within or along the banks of the river (e.g. pile driving, exploratory drilling, or levee drilling) shall occur at this time when most listed fish species are least likely to be impacted.</p>	<p>Activity: Restrict near water work to August 1 to October 31.</p> <p>Timing: During near water or in-water construction.</p> <p>Frequency: As necessary during construction.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>B-2 (continued): B. Conduct Worker's Awareness Training as described in MM B-1.</p>	<p>Activity: Conduct Worker's Awareness Training.</p> <p>Timing: Prior to start of construction</p> <p>Frequency: Once during pre-construction.</p>	<p>Project Biologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<p>B-2 (continued): C. Prior to the commencement of and through the duration of in or near-water work, ensure that proper sediment controls and retention structures are effective and in place in order to validate that erosion, sediment, and turbidity controls and contingency measures are effective. This shall include implementation of the measures put forth in the Project's SWPPP or WPCP depending on the outcome of MM H-1.</p>	<p>Activity: Ensure sediment controls and retention structures are in place.</p> <p>Timing: Prior to start of construction</p> <p>Frequency: Once during pre-construction.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>B-2 (continued): D. Prior to the commencement of construction and through the duration of construction, prepare and implement a Spill Prevention Plan for potentially hazardous materials, as well as cleanup and reporting of spills. The Plan shall require the implementation of standard BMPs during construction to maintain water quality and control sedimentation such as:</p> <ol style="list-style-type: none"> 1. Store all equipment and materials at least 50 feet from the river unless the equipment is on established paved areas. If storage of equipment or materials within 50 feet of the river is necessary, a containment berm will be constructed around the equipment and materials. Staging and storing areas for equipment, materials, fuels, lubricants, and solvents will be located outside of the river channel and banks. 2. Provide secondary containment for stationary equipment such as motors, pumps, generators, and compressors located within or adjacent to the Sacramento River. Any equipment (i.e., barge-mounted equipment) or vehicles driven or operated within or adjacent to the river will be checked and maintained daily to prevent leaks. Conduct maintenance and fueling in an area that meets the criteria outline in the Spill Prevention Plan. 	<p>Activity: Prepare Spill Prevention Plan and implement BMPs.</p> <p>Timing: Prior to start of construction and during construction</p> <p>Frequency: As necessary during construction.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>3. No fueling, cleaning or maintenance of vehicles or equipment, or placement of construction debris, spoils or trash should occur within 50 feet of the river unless it occurs in designated refueling/staging areas on existing paved surfaces with secondary containment in place. Refueling of barge-mounted equipment should occur at approved fuel locations. Contractor will inspect all equipment/vehicles for leaks prior to use and should be inspected regularly during project inspection.</p>					
<p>B-2 (continued): E. Report any incidence of take to the City of West Sacramento, USFWS and NMFS. If a listed species is observed injured or killed by project activities, contact the USFWS and NMFS within 48 hours.</p>	<p>Activity: Report any incidence of take to the City of West Sacramento, USFWS and NMFS.</p> <p>Timing: During construction.</p> <p>Frequency: As necessary during construction.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>Possible coordination with the City of West Sacramento, USFWS and NMFS.</p>	

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<p>B-2 (continued): F. Due to the presence of the CDFW-classified invasive New Zealand mud snail (<i>Potamopyrgu antipodarum</i>) within the Sacramento River and their potential to affect special status fish species, the following precautions shall be taken:</p> <ol style="list-style-type: none"> 1. Train all project personnel in the identification, preventative measures, and physical and chemical cleaning methodologies for New Zealand mud snail prior to working on the project. Install CDFW informational posters at the project site and provide brochures and identification cards to all project personnel. 2. Establish a cleaning station on-site for the duration of the project that uses both physical and chemical cleaning methodologies and implement the preventative and treatment methodologies in accordance with CDFW. Inspect all waders, boots, gear, and other equipment for New Zealand mud snails after work in the Sacramento River. Designate a cleaning area for heavy equipment and vehicles, and clean all equipment before leaving the site in accordance with CDFW guidelines. 3. The Contractor shall use in-water construction vessels from nearby within the Sacramento River if feasible. If in-water construction vessels are not available, hull cleaning shall be required before a construction vessel can enter the Sacramento River. 	<p>Activity: Implement precautions to prevent spread of the New Zealand mud snail.</p> <p>Timing: During construction.</p> <p>Frequency: As necessary during construction.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>B-3: A. The City or its designee shall prepare and submit a preconstruction notification (PCN) under Nationwide Permit 3 to the United States Army Corps of Engineers (USACE). The PCN shall include a delineation of waters according to the "ordinary high water mark" (OHWM) as defined by the USACE. Based on the design, the PCN shall include a detailed description of the potential impacts or fill that will be necessary to implement the project.</p>	<p>Activity: Prepare and obtain required permit.</p> <p>Timing: Prior to construction</p> <p>Frequency: Once before construction.</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>Coordination with the USACE.</p>	
<p>B-3 (continued): B. Upon authorization under the Nationwide Permit, the Proposed Project shall be implemented in accordance with the measures stipulated by the Nationwide Permit. These measures will likely include: 1. Avoidance and minimization of sediment transport during vibratory pile driving activities 2. Timing of pile driving activities</p>	<p>Activity: Implement measures required by the Nationwide Permit.</p> <p>Timing: During construction.</p> <p>Frequency: As necessary during construction.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>Possible coordination with the USACE.</p>	
<p>C-1: A. If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery and. The City of West Sacramento and, if the discovery occurs on state lands, then the State Lands Commission as well, must be contacted</p>	<p>Activity: If archaeological materials are found then ground disturbing activities must be suspended within a 100-foot radius of the find.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>Possible coordination with SHPO</p>	<p>CSLC will be contacted if the find occurs on state lands. CSLC contact for archaeological or historic resources is Pam Griggs at (916)574-0994</p>

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<p>regarding the find. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. A Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, shall be required if the nature of the unanticipated discovery is prehistoric. A marine archaeologist shall be required if the location of the find is below the surface.</p> <p>B. Work cannot continue within the no-work radius until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR.</p> <p>C. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and Project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.</p>	<p>Timing: During construction.</p> <p>Frequency: As required.</p>		<p>If on state lands: California State Lands Commission</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>C-1 (continued):</p> <p>D. In the event that evidence of human remains is discovered, construction activities within 100 feet of the discovery will be halted or diverted and the requirements of this mitigation measure will be implemented. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and AB 2641 will be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641).</p> <p>If the Coroner determines the remains are Native American, the Coroner notifies the Native American Heritage Commission which then designates a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the Public Resources Code). The designated MLD then has 48 hours from the time access to the property is granted, to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is</p>	<p>Activity: Construction activities within 100 feet of the discovery will be halted. Notify City of West Sacramento Project Manager and the contact at the CSLC.</p> <p>Timing: During construction.</p> <p>Frequency: As required.</p> <p>Activity: Recommendations concerning treatment of remains.</p> <p>Timing: During construction.</p> <p>Frequency: As required.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p> <p>Project MLD</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p> <p>If on state lands: California State Lands Commission</p> <hr/> <p>Initials</p> <hr/> <p>Date</p> <p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). 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 document with the county in which the property is located (AB 2641).</p>			<p>If on state lands: California State Lands Commission</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<p>C-1 (continued): E. In the event that fossils are encountered, a representative sample shall be collected and analyzed by a qualified professional paleontologist to a point of identification and curated at an established accredited museum repository with permanent retrievable paleontological storage. A technical report of findings shall be prepared with an appended itemized inventory of identified specimens and submitted with the recovered specimens to the curation facility.</p>	<p>Activity: If fossils are found then a sample shall be collected and analyzed by a qualified professional paleontologist.</p> <p>Timing: During construction.</p> <p>Frequency: As required.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p> <p>If on state lands: California State Lands Commission</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>C-1 (continued): F. Due to the presence of known NRHP-eligible submerged wooden vessels located between the Tower Bridge and the Raley's Dock area, any work boats or pile-driving barges shall not anchor or beach within 250 feet of the recorded site locations to avoid inadvertent damage.</p>	<p>Activity: Avoid anchoring within 250 feet of the recorded site.</p> <p>Timing: During construction.</p> <p>Frequency: As required.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<p>C-2: A contractor awareness training program will be developed by a Registered Professional Archaeologist with demonstrated experience in the Project Area. The training program will be composed of a set of flyers, posters, and forms that will provide the contractors with: (a) a clear awareness of the potential for subsurface cultural and paleontological resources; (b) a prescribed process to follow in case of an inadvertent discovery of subsurface or submerged archaeological materials; and, (c) prescribed measures to follow in order to protect any unanticipated discovery of subsurface archaeological materials, including the names and contact information for agency staff who must be contacted. The training materials will be approved by the Lead Agency before distribution. All contractor foremen and supervisors will be responsible for receiving the training from a Registered Professional Archaeologist, and proof of attendance at the</p>	<p>Activity: Develop a contractor awareness training Program.</p> <p>Timing: Prior to construction.</p> <p>Frequency: Once during pre-construction.</p>	<p>Registered Professional Archaeologist</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>training will be provided to the City in the form of attendance sheets. The foremen and supervisors will be responsible for disseminating the training to employees and subcontractors working on the project. A copy of the training materials must also be posted in a visible place in the job trailers throughout the duration of the project construction.</p>					
<p>G-1: A. Prior to the commencement of construction activities, a geotechnical investigation shall be conducted for the Proposed Project to obtain information on the physical properties of soil and rock around the Project site, including surface and subsurface exploration, and provide recommendations for site and structure design based on information obtained.</p> <p>B. The subsurface investigation at the Project site shall consist of making a total of four logged and sampled borings to depths of 60 to 80 ±feet below the river bottom at the Raley's Dock Project location using a barge drill rig (over water). One logged and sampled boring will be located onshore near the proposed new walkway near the crown of the existing levee (50 to 80 ±foot depth). The subsurface investigation shall comply with all requirements of the Exploration Barge Anchoring and Operating Procedures and the Water Pollution Control/ Spill Contingency Plan.</p>	<p>Activity: Conduct geotechnical investigation and prepared site specific recommendations. Adhere to all recommendations from the geotechnical investigation.</p> <p>Timing: Prior to construction and during construction.</p> <p>Frequency: As required.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<ol style="list-style-type: none"> 1. The borings shall be drilled using a CME-45 geotechnical exploration drill that operates with environmentally friendly "Clarity" (vegetable) hydraulic oil. Drilling from the floating drill platform shall be accomplished with a closed rotary system. Drill fluids shall be pumped through the steel drill casing only after it has been securely "set" into subsurface soils, to preventing leakage into open water 2. At one of the over water borings a casing shall be set to allow for seismic (acoustic) testing of one of the existing piles to help determine the length of existing steel pipe piles. 3. The sampled borings shall identify the soils typical of the site and obtain samples for laboratory testing. This data from the investigation shall be used to perform liquefaction analysis and provide an assessment of the existing piles and recommendations for new pile axial and lateral capacities to be used for final design of the Proposed Project. 4. At completion of operations, the drill fluids (muddy water, soil cuttings and, perhaps, bentonite clay) remaining on the barge deck shall be pumped into 55-gallon drums, taken to shore, and disposed of at approved on-site disposal locations. 					

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<p>C. The investigation findings and recommendations shall be summarized in a site-specific geotechnical engineering report. The site-specific geotechnical, soils, and foundation investigation report shall be prepared by a licensed geotechnical engineer experienced in construction methods on similar locations. The report shall provide site-specific construction methods and recommendations regarding piles and other foundation elements and seismic safety. Elements of the Proposed Project shall be designed and constructed in accordance with the recommendations of the geotechnical report and the current California Building Code.</p> <p>D. The Project Engineer and Contractor shall comply with all recommendations in the geotechnical engineering report.</p>					
<p>H-1: Prior to starting construction, the Project engineer/contractor shall determine total acreage of ground to be disturbed by stockpiling, staging/lay-down area, access routes on unpaved surfaces, and the Project work area that results in soil disturbances. The contractor(s) shall comply with the BMPs in the 2012 Construction BMP Handbook/Portal by the California Stormwater Quality Association in the work area.</p>	<p>Activity: Determine total impact acreage and prepare appropriate plan.</p> <p>Timing: Prior to construction.</p> <p>Frequency: Once during pre-</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>1. If the surface area to be disturbed is more than one acre, a Construction General Permit from the SWRCB will be required. This permit requires a SWPPP and Risk Assessment to be prepared by a Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, in accordance with the terms of the CWA permits, Biological Opinion, and all other permit requirements, listing the BMPs, protective measures, and conditions.</p> <p>2. If the total acreage is less than one acre a water pollution control program (WPCP) (erosion and sediment control plan) would be required to implement erosion control BMP's in accordance with the terms of the CWA permits, Biological Opinion, and all other permit requirements, listing the BMPs, protective measures, and conditions.</p>	<p>construction.</p>				

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<p>N-1: A. Prior to the commencement of construction activities using vibratory hammers, the Contractor shall employ the services of a Vibration Control Consultant for use in monitoring pile installation and all other construction activities involving vibrations.</p> <p>1. The Vibration Control Consultant shall perform a pre-construction survey. The pre-construction survey shall determine the condition of any property or structure, and to document any pre-existing defects, cracks, or irregularities. A post-construction survey shall be performed upon completion of all operations involving vibrations, at the same locations as the pre-construction surveys. The Consultant shall re-examine the condition of structures, and document all defects, cracks or irregularities noted in the pre- construction survey. Additionally, any defects, cracks or irregularities not noted in the pre- construction survey shall be documented.</p>	<p>Activity: Employ services of a Vibration Control Consultant. Consultant and preform pre-construction survey.</p> <p>Timing: Prior to construction.</p> <p>Frequency: Once during pre-construction.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		
<p>B. Prior to construction, the Contractor shall arrange a vibration control meeting with the City of West Sacramento and Vibration Control Consultant to discuss construction procedures for the Project.</p> <p>C. The Contractor shall prepare a detailed description of the means, methods, equipment and materials used, and methods</p>	<p>Activity: Meet with the City of West Sacramento and prepare Vibration Control and Monitoring Plan.</p> <p>Timing:</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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<p>for controlling vibration. The Contractor shall submit the Vibration Control and Monitoring Plan to the City of West Sacramento for approval.</p>	<p>Prior to construction. Frequency: Once during pre-construction.</p>				
<p>N-2: Where feasible, the City will implement noise-reducing construction practices such that noise that occurs during construction hours does not exceed 50 dBA-Leq at the Ziggurat building and the Delta King Hotel located in the project area. Measures that can be used to reduce construction noise include but are not limited to:</p> <ol style="list-style-type: none"> 1. locating equipment as far a practical from noise-sensitive uses; 2. requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation; 3. prohibiting gasoline or diesel engines from having unmuffled exhaust; 4. when practicable, using noise-reducing enclosures around stationary noise-generating equipment; and 5. when practicable, constructing barriers between noise sources and noise-sensitive 	<p>Activity: Implement noise reducing construction practices. Timing: During construction. Frequency: As required.</p>	<p>Project Contractor</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>	<p>City of West Sacramento</p> <hr/> <p>Initials</p> <hr/> <p>Date</p>		

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land uses or taking advantage of existing barrier features (terrain, structures) or material stock piles to block sound transmission.					

To be signed when all mitigation measures have been completed:

City of West Sacramento:

Signature

John Sneed, Project Manager
Printed Name

Date