

LAGUNA RIDGE SPECIFIC PLAN REVISED FINAL ENVIRONMENTAL IMPACT REPORT



SCH: 2000082139

PREPARED BY:

CITY OF ELK GROVE
DEVELOPMENT SERVICES
PLANNING
8400 LAGUNA PALMS WAY
ELK GROVE, CALIFORNIA 95758

JUNE 2004

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FOR THE
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1.0 INTRODUCTION

This Revised Final Environmental Impact Report (Final EIR) was prepared in accordance with the California Environmental Quality Act of 1970 (CEQA) as amended and the CEQA Guidelines. The City of Elk Grove is the lead agency for the environmental review of the Laguna Ridge Specific Plan Area (proposed project) evaluated herein and has the principal responsibility for approving the project.

1.1 OVERVIEW

A Notice of Preparation (NOP) was prepared and circulated by the City of Elk Grove on August 31, 2000 for the required 30-day review period. The Draft Environmental Impact Report (DEIR) was then prepared and circulated for a 45-day public review period as required by state law beginning in October 31 of 2001. The 45-day public review period for the DEIR ended on December 17, 2001. The Revised Draft Environmental Impact Report (RDEIR) was then prepared and circulated for a public review period as required by state law beginning in July 2, 2003. The 45-day review period for the RDEIR ended on August 18, 2003. A Final EIR was released on October 7, 2003 that responded to the comments received. Since release of the Final EIR, minor modifications to the project design have occurred and the Final EIR has been revised to note these changes. In addition, the City has included additional and revised mitigation measures associated with the loss of agricultural lands (new Mitigation Measure 4.1.1) and Swainson's hawk (revised Mitigation Measure MM 4.8.7a). Section 3.0 of this document includes the comment letters received on the RDEIR as well as response to those comments.

This document along with the RDEIR represents the Revised Final EIR for the Laguna Ridge Specific Plan project. It has been prepared in accordance with Section 15132 of the State of California CEQA Guidelines. This document is an informational document that must be considered by the City of Elk Grove (the lead agency) before it approves or rejects the proposed project.

CEQA-required findings, and any statement of overriding considerations, are made after the City has considered the Revised FEIR and are included in the public record. Likewise, the Mitigation Monitoring and Reporting Program (MMRP) are adopted at the same time as the findings and are also included in the public record. Section 15132 of the CEQA Guidelines states:

The Final EIR shall consist of the following:

- *The Draft EIR or a revision of the Draft EIR.*
- *Comments and recommendations received on the Draft EIR either verbatim or in summary.*
- *A list of persons, organizations and public agencies commenting on the Draft EIR.*
- *The responses of the Lead Agency to significant environmental points raised in the review and consultation process.*
- *Other information deemed necessary by the Lead Agency.*

The evaluation and response to public comments is an important part of the CEQA process as it allows the following:

1. The opportunity to review and comment on the methods of analysis contained within the RDEIR;

1.0 INTRODUCTION TO THE REVISED FINAL EIR

2. The ability to detect any omissions, which may have occurred during preparation of the RDEIR;
3. The ability to check for accuracy of the analysis contained within the RDEIR;
4. The ability to share expertise and the ability to discover public concerns.

1.2 ORGANIZATION OF THE DOCUMENT

The Revised FEIR is organized into the following four sections:

Section 1.0, Introduction, provides an overview of the EIR process to date and what the Revised FEIR is required to contain.

Section 2.0, Executive Summary, provides a brief project description, including minor modifications to the project description, and presents a summary of probable environmental effects edited as a result of the comments received on the RDEIR and minor staff edits.

Section 3.0, Comments and Responses, on the RDEIR, provides a list of commentors, topical responses, copies of written comments (coded for reference), a transcript of verbal comments (also coded for reference) and the responses to those written and verbal comments.

Section 4.0, Minor Edits to the RDEIR, consists of minor text changes made to the RDEIR as a result of comments raised during the public review process.

Appendices include technical data used in the preparation of this document.

2.0 EXECUTIVE SUMMARY

It is the intent of the Executive Summary to provide the reader with a clear and simple description of the proposed project and its potential environmental impacts. Section 15123 of the CEQA Guidelines requires that the summary identify each significant effect, recommended mitigation measure(s), and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved, including the choice among alternatives and whether or how to mitigate significant effects. This section focuses on the major areas of the proposed project that are important to decision-makers and utilizes non-technical language to promote understanding.

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This EIR provides an analysis of the potential environmental effects associated with the implementation of the Laguna Ridge Specific Plan project. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation. Where appropriate, some impacts are analyzed under future conditions, which assume buildout of reasonably foreseeable projects in the region; whereas, other issues that are site specific in nature, are evaluated against baseline conditions.

This EIR has been prepared in conformance with the California Environmental Quality Act (CEQA) to provide additional evaluation of Laguna Ridge Specific Plan.

2.2 SITE LOCATION AND DESCRIPTION

PROJECT LOCATION

The Laguna Ridge Specific Plan area is located in the southern portion of the City of Elk Grove, south of Elk Grove Boulevard. The plan area is directly west of State Route 99 (SR 99) and east of the approved East Franklin Specific Plan. The project boundaries are Bruceville Road in the west, SR 99 in the east, and Elk Grove Boulevard in the north, and Bilby Road to the south (see **Figure 3.0-1** in the RDEIR).

PROJECT COMPONENTS

The proposed project includes the development of a mix of land uses, including low, medium, and high density residential, neighborhood and community commercial, parks, open space, schools and infrastructure. **Table 2.0-1**, "Project Land Use Summary", provides a summary of the planned uses based on the proposed Laguna Ridge Specific Plan land use diagram. It should be noted that the mix of land uses has been modified since release of the RDEIR.

2.0 EXECUTIVE SUMMARY

TABLE 2.0-1
PROJECT LAND USE SUMMARY

Land Use	Acres	Units
Single Family RD-4 (4.0 D.U./Ac.)	151.2	605
Single Family RD-5 (5.0 D.U./Ac.)	694.7	3,473
Single Family RD-6 (6.0 D.U./Ac.)	106.8	641
Single Family RD-7 (7.0 D.U./Ac.)	79.0	553
Single Family RD-8 (8.0 D.U./Ac.)	14.7	117
Single Family RD-10 (10.0 D.U./Ac.)	49.8	498
Medium Residential RD-15 (15.0 D.U./Ac.)	51.0	765
Multi-Family RD-20 (20.0 D.U./Ac.)	55.5	1,110
Auto Commercial	69.8	
SC Shopping Commercial	125.7	
Office Park	50.9	
Civic Center	18.6	
Parks	164.9	
Schools	106.0	
Water Treatment and Fire Station	17.4	
Parkway/Open Space	69.3	
Major Roadways	74.4	
Total Project Area	1,900.2	7,762

Source: Laguna Ridge Specific Plan Land Use Diagram dated June 2004

In addition to the above proposed land uses, the proposed Specific Plan also includes master plans for water supply, wastewater service and drainage that identify the ultimate facilities required to serve buildout of the plan area.

The project applicant has identified the following project objectives for the Laguna Ridge Specific Plan:

- Provide housing to accommodate the employees of the major employment centers in the City of Elk Grove;
- Provide a variety of housing opportunities for a wide range of social, economic and age groups;
- Comply with all applicable policies of the City General Plan;
- Foster a strong sense of community place and human scale;
- Provide for the development of employment centers that offer job opportunities to improve the jobs/housing balance;
- Engender high quality urban design;
- Provide a community that is resource efficient;

- Provide flexibility to respond to changes in economic and social factors; and
- Provide for the location of neighborhood-serving commercial projects.

MINOR MODIFICATIONS TO THE PROJECT

Several properties in the plan area include a non-participating designation. This designation denotes properties that are currently not participating in the Specific Plan process and have not had site-specific field review of their properties. The updated land use plan is provided in Figure 2.0-1. As shown in **Table 2.0-1** and **Figure 2.0-1**, the project has been modified and has resulted in reduction of 64 residential units, a 40.6-acre reduction in commercial and office development and an increase of 102 acres in parkland and open space areas. These modifications would result in reduced development impacts on the environment and would not require recirculation of the EIR.

In addition, the following information is hereby added as supplemental documents to include additional properties formerly not evaluated in the initial RDEIR. The following technical studies are included in the appendices.

- Appendix 1 Phase One Environmental Site Assessment, Easley Trust Property and Saca-Bilby Property
- Appendix 2 - Biological Resources Report; Duckett Ranch, Jurisdictional Delineation and Special Status Species Evaluation; Easley Property
 - Arborist Report
 - Jurisdictional Delineation and Special Status Species Evaluation; Saca-Bilby 25 Property
- Appendix 3 Cultural Resource Assessment; Duckett Ranch

2.3 PROJECT ALTERNATIVES SUMMARY

In response to the significant impacts created by the project, the following four on-site alternatives to the project have been defined and analyzed in Section 6.0 (Alternatives Analysis) in the RDEIR:

- Alternative 1 No Project Alternative, including the No Project, No Development Alternative (Alternative 1a), and the Zoning Code Alternative (Alternative 1b); The No Project, No Development alternative would leave the plan area in its present condition. Impacts associated with construction and operational activities would not occur if the No Project, No Development Alternative was selected.
- Alternative 2 Agricultural Preservation Alternative; Under this alternative, the site would have General Plan and zoning designations for commercial and residential uses along the major street frontages, including Elk Grove Boulevard, Bruceville Road, and SR-99.
- Alternative 3 Reduced Density Alternative; Under Alternative 3, the 1,900-acre project site would be developed with 1,368 acres of residential development and the remaining acreage in commercial, schools, parks, open space, and roadway infrastructure. This is the same acreage of development as the proposed project. However, this alternative would reduce the density of the residential

2.0 EXECUTIVE SUMMARY

development from an average of 6.2 dwelling units per acre (7,826 total units) to 3 units per acre (4,146 units).

Alternative 4 Office Development Alternative. This alternative would consist of designation of approximately 285 acres of the Plan area from Single-Family Residential (258 acres), General Commercial (17 acres), Community Commercial Mixed Use (8 acres) and Park (2 acres) to Office.

2.4 TOPICS OF KNOWN CONCERN

To determine which environmental topics should be addressed in the EIR, the City of Elk Grove prepared an Initial Study, and circulated it along with a Notice of Preparation (NOP) in order to receive input from interested public agencies and private parties. The Notice of Preparation (NOP) was released on August 31, 2000. Comment letters were received from a variety of state agencies and other groups. These letters are attached in **Appendix 1.0** of the RDEIR. Copies of these planning documents, as well as copies of all written responses to the NOP, are presented in appendices to this EIR.

Based on both the Initial Study and the NOP comments, the RDEIR addresses the following topics in depth:

- Agricultural Resources
- Transportation and Circulation
- Air Quality
- Noise
- Hazards and Hazardous Materials
- Public Services and Utilities
- Hydrology and Water Quality
- Biological Resources
- Geology and Geotechnical Hazards
- Cultural Resources
- Visual Resources
- Land Use/Population, Employment and Housing
- Growth Inducement

Figure 2.0-1

Based on both the Initial Study and the NOP, the following topic was found to result in either no significant impact or less-than-significant impacts and is, therefore, not discussed in detail in the EIR:

- Mineral Resources

In addition, comment letters were received for a variety of state agencies and other groups in regards to the RDEIR. Copies of these planning documents, as well as copies of all written responses to the RDEIR, are presented in Section 3.0.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-2 presents a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance of each environmental impact is indicated both before and after the application of the recommended mitigation measure(s).

For detailed discussions of all project impacts and mitigation measures, the reader is referred to the topical environmental analysis sections in Section 4.0 of the RDEIR.

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
Agricultural Resources			
<p>Impact 4.1.1 Implementation of the proposed project would result in the conversion of approximately 1,851 acres of productive agricultural land, which includes 52.8 acres of Prime Farmland, and 1,576.3 acres of Farmland of Statewide Importance.</p>	<p>Significant</p>	<p>MM 4.1.1 <u>The applicant of subsequent projects shall protect one acre of existing farmland land of equal or higher quality for each acre of Prime Farmland, Unique Farmland or Farmland of Statewide Importance that would be developed as a result of the project. Areas of Prime Farmland and Farmland of Statewide Importance within the project site are depicted in Figure 4.1-1 of the Revised Draft EIR. This protection may consist of the establishment of farmland conservation easement, farmland deed restriction or other appropriate farmland conservation mechanism that ensures the preservation of that land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson’s hawk foraging habitat mitigation). The farmland/wildlife habitat land to be preserved shall be located within Sacramento County, outside the City of Elk Grove city limits, bounded by Hood-Franklin Road, Kammerer Road, Grant Line Road and the Jackson Highway, by Dillard Road and Clay Station Road, by the Sacramento County line, and by the Sacramento River, and must have adequate water supply to support agricultural use. In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving farmlands in proximity to other protected lands. The preservation of off-site farmland may be done at one time, prior to the City’s approval of the project’s first grading permit, or may be done in increments with the build-out of the project, with preservation occurring prior to each grading permit approval. Grading plans shall include the farmland information contained in Figure 4.1-1 of the Revised Draft EIR and the acreage and type of farmland impacted. In addition, the City shall impose the following minimum conservation easement content standards:</u></p> <ul style="list-style-type: none"> a) <u>All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land.</u> b) <u>The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land.</u> c) <u>The document shall prohibit any activity which substantially impairs or diminishes the agricultural productivity of the land. If the conservation</u> 	<p>Significant and Unavoidable</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><u>easement is also proposed for wildlife habitat mitigation purposes, the document shall also prohibit any activity which substantially impairs or diminishes the wildlife habitat suitability of the land.</u></p> <p>d) <u>The document shall protect any existing water rights necessary to maintain agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the agricultural/wildlife habitat mitigation land.</u></p> <p>e) <u>Interests in agricultural/habitat mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in agricultural/wildlife habitat mitigation land which it shall acquire without the prior written approval of the City.</u></p> <p>f) <u>The applicant shall pay to the City an agricultural/wildlife habitat mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.</u></p> <p>g) <u>The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.</u></p> <p>h) <u>If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City or to the City.</u></p> <p><u>Before committing to the preservation of any particular farmland pursuant to this measure, the Project proponent shall obtain the City's approval of the farmland proposed for preservation.</u></p> <p><u>Timing/Implementation: Prior to the issuance of grading permits</u></p>	

2.0 EXECUTIVE SUMMARY

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<i>Enforcement/Monitoring: City of Elk Grove Development Services</i>	
<p>Impact 4.1.2 Implementation of the proposed project would place urban uses adjacent to a primarily agricultural area, which may impair agricultural production and result in land use compatibility conflicts.</p>	Potentially Significant	<p>MM 4.1.2a All of the landscape corridors directly adjacent to the project area that are located between existing agricultural operations or agriculturally zoned properties and the project area shall be fully improved and functional prior to the occupancy of any residence that adjoins the subject corridor.</p> <p><i>Timing/Implementation: Prior to issuance of occupancy permits</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.1.2b <u>The project proponent shall ensure that a disclosure statement shall be recorded against the property and be provided to all prospective buyers of properties within the proposed plan area notifying such persons of the presence of existing and future noise-producing agricultural-related activities in the immediate Specific Plan area. The disclosure statement shall be reviewed and approved by City of Elk Grove Development Services.</u></p> <p>Disclose to all prospective buyers of residential property within 500 feet of any active farming operations through notification in the public report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the City Right to Farm Ordinance.</p> <p><i>Timing/Implementation: Prior to the sale to prospective buyers</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	Less Than Significant
<p>Impact 4.1.3 The project would convert important farmland areas to urban uses. This loss would contribute to the cumulative loss of farmland in the region.</p>	Cumulative Significant	None available.	Significant & Unavoidable
<p>Impact 4.1.4 Cumulative projects could result in</p>	Cumulative Significant	Implement mitigation measures MM 4.1.2a and b.	Less Than

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
impairment to agricultural productivity and land use compatibility impacts.			Significant
Transportation and Circulation			
<p>Impact 4.2.1 The projected daily volume on the existing sections of Elk Grove Boulevard from Bruceville Road to Auto Center Drive, Elk Grove Boulevard from East Stockton Boulevard to Elk Grove-Florin Road, Grant Line Road between SR 99 and Waterman Road, Poppy Ridge Road from Bruceville Road to West Stockton Boulevard, West Stockton Boulevard between Kammerer Road and Poppy Ridge Road, and West Stockton Boulevard from Poppy Ridge Road to the+ Auto Mall Access, with the development of Laguna Ridge Specific Plan would exceed the City's thresholds for roadway segment operations.</p>	Significant	<p>MM 4.2.1a Elk Grove Boulevard shall be widened between Bruceville Road and Auto Center Drive to three lanes in each direction.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services.</i></p> <p>MM 4.2.1b Elk Grove Boulevard between East Stockton Boulevard and Elk Grove-Florin Road shall be widened from two to three lanes in each direction.</p> <p>If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right-of-way into the future City's Traffic Impact Fund.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent</i></p>	<p>Less Than Significant for the Following Road Segments:</p> <p>Elk Grove Blvd – Bruceville Road to Auto Center Drive</p> <p>Grant Line Road – SR 99 to Waterman Road</p> <p>Poppy Ridge Road – Bruceville Road to West Stockton Blvd</p> <p>West Stockton Blvd – Kammerer Road to Poppy Ridge Road</p> <p>West Stockton Blvd – Poppy</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p style="text-align: right;"><i>development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.1c Grant Line Road between SR 99 and Waterman Road shall be widened from one to two lanes in each direction.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.</u> by the inclusion of this improvement in the LSPFFP and the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.1d Poppy Ridge Road between Bruceville Road and West Stockton Boulevard shall be reconstructed to provide 12-foot travel lanes and minimum 6-foot paved shoulder.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.</u> Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan</p>	<p>Ridge Road to Auto Mall Access</p> <p>Significant and Unavoidable for the Following Road Segment:</p> <p>Elk Grove Boulevard – East Stockton Blvd to Elk Grove-Florin Road</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>into the LSPFEP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.1e West Stockton Boulevard between Kammerer Road and Poppy Ridge Road shall be reconstructed to provide 12-foot travel lanes and minimum 6-foot paved shoulder.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan</u>into the LSPFEP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.1f West Stockton Boulevard between Poppy Ridge Road and the Auto Mall</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Access to provide 12-foot travel lanes and minimum 6-foot paved shoulder.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	
<p>Impact 4.2.2 The addition of project traffic would cause LOS F operations at the Elk Grove Boulevard/Bruceville Road intersection during the a.m. and p.m. peak hours; LOS F operations at the Elk Grove Boulevard/Big Horn Road intersection during the a.m. and p.m. peak hours; LOS F operations at the Elk Grove Boulevard/Auto Center Drive intersection during the a.m. and p.m. peak hours; LOS F operations at the Elk Grove Boulevard/SR-99 SB Ramps intersection during the a.m. and p.m. peak hours; LOS F operations at the Poppy Ridge Road/Bruceville Road intersection</p>	<p>Significant</p>	<p>MM 4.2.2a The following lane configurations shall be provided at the Elk Grove Boulevard/Bruceville Road intersection.</p> <ul style="list-style-type: none"> • One shared through/right-turn lane, one through lane, and one left-turn lane on the northbound approach. • One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach. • One right-turn lane, two through lanes, and one left-turn lane on the westbound approach. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk</p>	<p>Less Than Significant for the Following Intersections:</p> <p>Elk Grove Blvd/ Bruceville Road</p> <p>Elk Grove Blvd/Big Horn Blvd</p> <p>Elk Grove</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>during a.m. and p.m. peak hours; and LOS F operations at the Elk Grove Boulevard intersection during the p.m. peak hour. This would result in a potentially significant impact.</p>		<p>Grove development impact fees for roadway facilities, Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.2b The following lane configurations shall be provided at the Elk Grove Boulevard/Big Horn Boulevard intersection.</p> <ul style="list-style-type: none"> • One right-turn lane, two through lanes, and one left-turn lane on the northbound approach. • One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach. • One shared through/right-turn lane, two through lanes, and two left-turn lanes on the eastbound approach. • One shared through/right-turn lane, two through lanes, and two left-turn lanes on the westbound approach. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities, Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E</p>	<p>Blvd/ West Laguna Springs Drive</p> <p>Elk Grove Blvd/ Waterman Road</p> <p>Poppy Ridge Road/Bruceville Road</p> <p>Grant Line Road/West Stockton Blvd</p> <p>Grant Line Road/East Stockton Blvd</p> <p>SR 99 Northbound Ramps/East Stockton Blvd</p> <p>SR 99 Southbound Ramps/West Stockton Blvd</p> <p>Laguna Blvd/</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>operations and consistent with the Specific Plan’s infrastructure phasing provisions.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.2c The following lane configurations shall be provided at the Elk Grove Boulevard/West Laguna Springs Drive intersection.</p> <ul style="list-style-type: none"> • Two right-turn lanes, two through lanes, and one left-turn lane on the northbound approach. • One right-turn lane, one through lanes, and two left-turn lanes on the southbound approach. • One right-turn lane, three through lanes, and two left-turn lanes on the eastbound approach. • One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach. • Right-turn overlap phasing for the northbound right-turn lane at the Elk Grove Boulevard/West Laguna Springs Drive intersection. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities, Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan’s infrastructure phasing</p>	<p>Franklin Blvd</p> <p>Laguna Blvd/ Big Horn Blvd</p> <p>Significant and Unavoidable for the Following Intersections:</p> <p>Elk Grove Blvd/SR 99 Southbound Ramp</p> <p>Elk Grove Blvd/ Auto Center Drive</p> <p>Elk Grove Blvd/Elk Grove-Florin Road</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>provisions.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.2d Right-turn overlap phasing for the northbound right-turn movement shall be provided at the Elk Grove Boulevard/Auto Center Drive intersection. This improvement would require modification of the existing signal equipment and signal phasing.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities, Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.2e The following lane configurations shall be provided at the Elk Grove Boulevard/SR 99 Southbound Ramps intersection.</p> <ul style="list-style-type: none"> • Two right-turn lanes, a shared through/left-turn lane, and an exclusive left-turn lane on the southbound approach. 	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> • One right-turn lane and three through lanes on the eastbound approach. • Three through lanes on the westbound approach. • In addition, construct a loop on-ramp in the northwest quadrant of the interchange to replace the westbound left -turn movement. <p>These improvements will require coordination and approval of Caltrans as well as incorporation into the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program.</u> If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.2f Install traffic signal and provide the following lane configurations at the Elk Grove Boulevard/Waterman Road intersection.</p> <ul style="list-style-type: none"> • A shared through/right -turn lane and an exclusive left -turn lane on all approaches. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public</u></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP and the inclusion of this improvement in the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.2g Install a traffic signal and provide the following lane configurations at the Poppy Ridge Road/Bruceville Road intersection.</p> <ul style="list-style-type: none"> • A shared through/right-turn lane and an exclusive left-turn lane on the northbound, southbound, and eastbound approaches. • One right-turn lane, one through lane, and one left-turn lane on the westbound approach. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.</u> the Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p> <p>MM 4.2.2h The applicant shall participate in the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program Laguna South Public Facilities Fee Program</u>, which includes reconstruction of the SR 99/Grant Line Road interchange. Fair-share funding for the SR 99/Grant Line Road improvement project shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u></p> <p><i>Timing/Implementation:</i> Prior to approval of subsequent development projects</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p> <p>MM 4.2.2i Right-turn overlap phasing for the southbound right-turn movement shall be provided at the Laguna Boulevard/Franklin Boulevard intersection.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> Prior to approval of subsequent</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p style="text-align: right;"><i>development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.2j Right-turn overlap phasing shall be provided for the northbound right-turn movement at the intersection of Laguna Boulevard with Big Horn Boulevard.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.2k The following lane configurations shall be provided at the Elk Grove Boulevard/Elk Grove-Florin Road intersection.</p> <ul style="list-style-type: none"> • A shared through/right-turn lane, one through lane, and two left-turn lanes on the northbound approach. • In addition, provide protected left-turn phasing on the northbound and southbound approaches. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p>If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	
<p>Impact 4.2.3 The projected daily volume on the sections of Laguna Boulevard from Bruceville Road to SR 99, Laguna Boulevard from Franklin Road to Bruceville Road, Elk Grove Boulevard between Bruceville Road and Auto Center Drive, Elk Grove Boulevard from East Stockton Boulevard to Elk Grove-Florin Road, Bruceville Road from Elk Grove Boulevard to Laguna Boulevard, and Bruceville Road north of Laguna Boulevard, with the development of Laguna Ridge Specific Plan, would exceed the City's thresholds for roadway segment operations.</p>	<p>Significant</p>	<p>MM 4.2.3a The section of Laguna Boulevard between Bruceville Road and SR 99 shall be widened from three to four lanes in each direction.</p> <p>If the additional right-of-way necessary for the improvement cannot be obtained, <u>the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities</u> the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	<p>Less Than Significant for the Following Road Segments:</p> <p>Bruceville Road – Elk Grove Blvd to Laguna Blvd</p> <p>Significant & Unavoidable for the Following Road Segments:</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.2.3b The section of Elk Grove Boulevard between Bruceville Road and Auto Center Drive shall be widened from three to four lanes in each direction.</p> <p>If the additional right-of-way necessary for the improvement cannot be obtained, <u>the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.</u></p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services.</i></p> <p>MM 4.2.3c Widen the section of Elk Grove Boulevard between East Stockton Boulevard and Elk Grove-Florin Road from two to three lanes in each direction.</p> <p>If the additional right-of-way necessary for the improvement cannot be obtained, <u>the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.</u></p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	<p>Laguna Blvd – Bruceville Road to SR 99</p> <p>Elk Grove Blvd – Bruceville Road to Auto Center Drive</p> <p>Elk Grove Blvd – East Stockton Blvd to Elk Grove-Florin Road</p> <p>Laguna Blvd – Franklin Blvd to Bruceville Road</p> <p>Bruceville Road – North of Laguna Blvd</p>

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.2.3d Bruceville Road between Elk Grove Boulevard and Laguna Boulevard shall be widened from two to three lanes in each direction.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the inclusion of this improvement in the LSPFFP and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.3e Laguna Boulevard between Franklin Boulevard and Bruceville Road shall be widened from three to four lanes in each direction.</p> <p>If the additional right-of-way necessary for the improvement cannot be obtained, <u>the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities.</u> the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p> <p>MM 4.2.3f Widen the section of Bruceville Road between Laguna Boulevard and Big Horn Boulevard from two to three lanes in each direction.</p> <p>If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities. the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.</p> <p><i>Timing/Implementation:</i> Prior to approval of subsequent development projects</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p>	
<p>Impact 4.2.4 The projected traffic volume of roadway segments internal to Laguna Ridge Specific Plan may not operate within the City's thresholds for traffic operations. This may result in a potentially significant impact. on the section of Laguna Springs Drive from Elk Grove Boulevard to Laguna Ridge Drive Southbound would exceed the City's thresholds for traffic operations."</p>	<p>Potentially Significant</p>	<p>MM 4.2.4a Laguna Springs Drive shall be widened to an ultimate 6-lane width or other traffic improvements shall be provided to maintain acceptable operations (LOS D or better). This requirement shall be incorporated into the Specific Plan.</p> <p><i>Timing/Implementation:</i> As part of the final approval of the Specific Plan</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p> <p>MM 4.2.4ab All internal intersections shall be designed to meet City Level of Service</p>	<p>Less Than Significant</p>

2.0 EXECUTIVE SUMMARY

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Standards (LOS D or better). This requirement shall be incorporated into the specific plan.</p> <p><i>Timing/Implementation:</i> As part of the final approval of the Specific Plan</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p>	
<p>Impact 4.2.5 Implementation of the proposed project would degrade operations at the Laguna Boulevard/Franklin Boulevard, Elk Grove Boulevard/Big Horn Boulevard, Elk Grove Boulevard/West Laguna Springs Drive, Elk Grove Boulevard/Auto Center Drive, Elk Grove Boulevard/SR 99 Southbound Ramps, Elk Grove Boulevard/East Stockton Boulevard, Elk Grove Boulevard/Elk Grove-Florin Road, Elk Grove-Florin Road/East Stockton Boulevard, Hood-Franklin Road/I-5 Southbound Ramps, Hood-Franklin Road/I-5 Northbound Ramps, Grant Line Road/West Stockton Boulevard, Grant Line Road/Waterman Road, Laguna Boulevard/Big Horn Boulevard, Laguna Boulevard/West Laguna Springs Drive, Elk Grove Boulevard/Franklin Boulevard, Elk Grove Boulevard/Bruceville Road, and Grant Line Road/Bradshaw Road intersections to unacceptable LOS conditions.</p>	<p>Cumulative Significant</p>	<p>MM 4.2.5a Right-turn overlap phasing for the southbound right-turn movement at the Laguna Boulevard/Franklin Boulevard intersection.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFP.</u> Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> Prior to approval of subsequent development projects</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p> <p>MM 4.2.5b The following lane configurations shall be provided at the Elk Grove Boulevard/Big Horn Boulevard intersection.</p> <ul style="list-style-type: none"> One right-turn lane, two through lanes, and two left-turn lanes on the northbound approach. 	<p>Less Than Significant for the Following intersections:</p> <p>Laguna Blvd/ Franklin Blvd</p> <p>Elk Grove Blvd/ East Stockton Blvd</p> <p>Grant Line Rd/ West Stockton Blvd</p> <p>Grant Line Road/ Waterman Road</p> <p>Laguna Blvd/ West Laguna</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> • One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach. • One right-turn lane, three through lanes, and two left-turn lanes on the eastbound approach. • One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach. • Right-turn overlap phasing on all approaches to the intersection, which would require modification of the existing signal equipment and signal phasing. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan’s infrastructure phasing provisions.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.5c The following lane configurations shall be provided at the Elk Grove Boulevard/West Laguna Springs Drive intersection.</p> <ul style="list-style-type: none"> • One right-turn lane, two through lanes, and one left-turn lane on the 	<p>Springs Drive</p> <p>Elk Grove Blvd/ Franklin Blvd</p> <p>Grant Line Road/Bradshaw Road</p> <p>Significant and Unavoidable for the following intersections:</p> <p>Elk Grove Blvd/ Big Horn Blvd</p> <p>Elk Grove Blvd/ Bruceville Road</p> <p>Elk Grove Blvd/ West Laguna Springs Drive</p> <p>Elk Grove</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>southbound approach.</p> <ul style="list-style-type: none"> • Two right-turn lanes, two through lanes and one left-turn lane on the northbound approach. • One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach. • One right-turn lane, three through lanes, and one left-turn lane on the eastbound approach. • Protected left-turn phasing for the north and southbound left-turn movements. • Provide right-turn overlap phasing on the northbound and southbound approaches, which would require modification of the existing signal equipment and signal phasing. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan’s infrastructure phasing provisions.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	<p>Blvd/ Auto Center Drive</p> <p>Elk Grove Blvd/ SR 99 Southbound Ramp</p> <p>Elk Grove Blvd/ Elk Grove-Florin Road</p> <p>Elk Grove-Florin/ East Stockton Blvd</p> <p>Hood-Franklin Road/I-5 Northbound Ramps</p> <p>Hood-Franklin Road/I-5 Southbound Ramps</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.2.5d The following lane configurations shall be provided at the Elk Grove Boulevard/Auto Center Drive intersection.</p> <ul style="list-style-type: none"> • Two right-turn lanes, one through lane, and one left-turn lane on the northbound approach. • Provide protected left-turn phasing on the northbound and southbound approaches. • Provide right-turn overlap phasing on the northbound approach. Right-turn overlap phasing would require modification of the existing signal equipment and signal phasing. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.5e The following lane configurations shall be provided at the Elk Grove Boulevard/SR 99 Southbound Ramps intersection.</p> <ul style="list-style-type: none"> • One right-turn lane and three through lanes on the eastbound 	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>approach.</p> <ul style="list-style-type: none"> • Three through lanes on the westbound approach. • Construct a loop on-ramp in the northwest quadrant of the interchange to replace the westbound left-turn movement. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.5f The following lane configurations shall be provided at the Elk Grove Boulevard/East Stockton Boulevard intersection.</p> <ul style="list-style-type: none"> • One right-turn lane, one through lane, and one left-turn lanes on the southbound approach. • A shared through/right-turn lane and two left-turn lanes on the northbound approach. • Provide protected left-turn phasing on the northbound and 	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>southbound approaches.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services.</i></p> <p>MM 4.2.5g The following lane configurations shall be provided at the Elk Grove Boulevard/Bruceville Road intersection.</p> <ul style="list-style-type: none"> • One right-turn lane on the westbound approach. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent</i></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p style="text-align: right;"><i>development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.5h The following lane configurations shall be provided at the Elk Grove Boulevard/Elk Grove-Florin Road intersection.</p> <ul style="list-style-type: none"> • A shared through/right-turn lane, one through lane, and one left-turn lane on the northbound approach. • In addition, provide protected left-turn phasing on the northbound and southbound approaches. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.5i A traffic signal shall be installed and the following lane configurations shall be provided at the Elk Grove-Florin Road/East Stockton Boulevard intersection.</p> <ul style="list-style-type: none"> • One through lane and one left-turn lane on the southbound 	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>approach.</p> <ul style="list-style-type: none"> • One right-turn lane and two left-turn lanes on the westbound approach. • One right-turn lane and one through lane on the northbound approach. • This improvement would require 3-phase signal operation. <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP and to include this improvement. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.2.5j Install a traffic signal and coordinate it with the Hood-Franklin Road/1-5 Northbound Ramps intersection.</p> <p>This improvement will require coordination and approval from Caltrans and Sacramento County. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services, Sacramento County and Caltrans</i></p> <p>MM 4.2.5k Install a traffic signal and coordinate it with the Hood-Franklin Road/I-5 Southbound Ramps intersection.</p> <p>This improvement will require coordination and approval from Caltrans and Sacramento County. Fair-share funding for the above roadway improvement shall be determined by the modification of the the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities</p> <p>Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services, Sacramento County and Caltrans</i></p> <p>MM 4.2.5l Right-turn overlap phasing shall be provided for the southbound right-turn movement at the intersection of Grant Line Road and Waterman Road.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove</u></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.5m Right-turn overlap phasing shall be provided for the northbound right-turn movement at the intersection of Laguna Boulevard with West Laguna Springs Drive.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.</u> Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.2.5n Right-turn overlap phasing shall be provided for the southbound right-turn movement at the intersection of Elk Grove and Franklin Boulevards.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.2.5o Right-turn overlap phasing shall be provided for the southbound right-turn movement at the Grant Line Road/Bradshaw Road intersection.</p> <p>Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent</i></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p style="text-align: center;"><i>development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	
<p>Impact 4.2.6 Under cumulative plus project conditions, the section of SR-99 north of the Laguna Boulevard interchange would operate at LOS F during the a.m. peak hour (northbound) and LOS F during the p.m. peak hour (southbound) and the section of I-5 north of the Elk Grove Boulevard interchange would operate at LOS E during the a.m. peak hour (northbound).</p>	<p>Cumulative Significant</p>	<p>MM 4.2.6a The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane northbound between Hood Franklin Road and Elk Grove Boulevard. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. <u>The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.</u>Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.6b The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane southbound between Hood Franklin Road and Elk Grove Boulevard. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal</u></p>	<p>Significant & Unavoidable</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.6c The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane northbound between Laguna Boulevard and Pocket Road. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</u></p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.2.6d The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane southbound between Laguna Boulevard and Pocket Road. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</u></p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.6e The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction one lane northbound (approximately 0.25 miles) south of Hood Franklin Road. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the</u></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>LSPFFP as well as through the project's financing program and/or plan.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.6f The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction one lane southbound (approximately 0.25 miles) south of Hood Franklin Road. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.6g The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane northbound between Elk Grove Boulevard 	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>and Laguna Boulevard.</p> <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Service and Caltrans</i></p> <p>MM 4.2.6h The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane southbound between Elk Grove Boulevard and Laguna Boulevard. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89)</u> or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of subsequent</i></p>	

2.0 EXECUTIVE SUMMARY

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p style="text-align: center;"><i>development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p>	
<p>Impact 4.2.7 Implementation of the proposed project would cause operations on the SR-99 northbound on-ramp junction from Laguna Boulevard to deteriorate from LOS D to F during the a.m. peak hour; on the SR-99 southbound off-ramp junction to Laguna Boulevard to deteriorate from LOS D to F during the p.m. peak hour; on the SR-99 southbound loop on-ramp junction from Grant Line Road to operate at LOS F during the p.m. peak hour; on the I-5 northbound off-ramp to Hood Franklin Road to operate at LOS E during the a.m. peak hour; on the I-5 northbound on-ramp from Hood Franklin Road to operate at LOS E during the a.m. peak hour; the I-5 southbound off-ramp to Hood Franklin Road to operate at LOS E during the p.m. peak hour; the I-5 northbound off-ramp to Elk Grove Boulevard to operate at LOS E during the a.m. peak hour and the I-5 northbound on-ramp from Elk Grove Boulevard to operate at LOS F during the a.m. peak hour.</p>	<p>Cumulative Significant</p>	<p>MM 4.2.7a The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane southbound between Hood Franklin Road and Elk Grove Boulevard. <p>This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</u></p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p> <p>MM 4.2.7b The project shall contribute to the following improvement to I-5:</p> <ul style="list-style-type: none"> • Construction of one lane southbound from the southbound off-ramp at Hood Franklin Road approximately 0.25 miles south of Hood-Franklin Road. <p>This improvement will require coordination and approval from Caltrans. Fair-</p>	<p>Significant & Unavoidable</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>share funding for the above roadway improvement shall be determined by the modification of the <u>Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.</u></p> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans</i></p>	
<p>Impact 4.2.8 The proposed project would contribute to a cumulative demand for transit services and facilities.</p>	<p>Potentially Significant</p>	<p>MM 4.2.8 Prior to the approval of tentative subdivision, parcel maps <u>and subsequent development</u> associated with land areas along Big Horn Blvd and Bruceville Road right-of-way for future light rail stations and lines at locations along either Big Horn Boulevard or Bruceville Road shall be dedicated based on consultation with the City of Elk Grove and Sacramento Regional Transit.</p> <p><i>Timing/Implementation: Prior to approval of tentative subdivision parcel maps and subsequent development.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Sacramento Regional Transit</i></p>	<p>Less Than Significant</p>
Air Quality			
<p>Impact 4.3.1 Construction activities associated with the development of the proposed specific plan area would contribute to regional pollutants,</p>	<p>Significant</p>	<p>MM 4.3.1a The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.</p>	<p>Significant & Unavoidable</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
such as ROG, NO _x , and PM ₁₀ .		<p><i>Timing/Implementation:</i> <i>During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and SMAQMD.</i></p> <p>MM 4.3.1b The project applicant shall require that the contractor minimize the amount of material actively worked, the amount of disturbed area, and the amount of material stockpiled. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and SMAQMD.</i></p> <p>MM 4.3.1c The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph when winds exceed 20 miles per hour. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and SMAQMD.</i></p> <p>MM 4.3.1d The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note in all project construction plans.</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Timing/Implementation:</i> <i>During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and SMAQMD.</i></p> <p>MM 4.3.1e The project applicant shall require that, when transporting soil or other materials by truck during construction, two feet of freeboard shall be maintained by the contractor, and that the materials be covered. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and SMAQMD.</i></p> <p>MM 4.3.1f This mitigation measure shall be implemented by all subsequent projects within the Laguna Ridge Specific Plan. An individual project <u>may</u> be exempt from the following mitigation if it is less than 20 acres in size <u>and</u> will generate less than 400 pounds per day of NO_x, <u>as determined by SMAQMD and the City</u>. All other projects (not meeting the two exemption criteria) will be required to implement the following measures.</p> <p>(a) Category 1: Reducing NO_x emissions from off-road diesel powered equipment.</p> <p>The prime contractor shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared to the most recent CARB fleet average. The prime contractor shall</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs; and,</p> <p>(b) <u>Category 2: Controlling visible emissions from off-road diesel powered equipment.</u></p> <p>The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the Specific Plan area do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a month summary of the visual results shall be submitted to the City and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulation.</p> <p>In the event construction equipment meeting the requirements set forth above is determined not to be available, the project applicant shall notify the City and SMAQMD. Upon verification that required low-emission construction equipment is not available, the City may waive this measure. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation: Prior to and during construction activities.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p align="center"><i>and SMAQMD.</i></p> <p>MM 4.3.1g The project applicant shall require contractors to implement ridesharing programs for construction employees traveling to and from the site. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation: During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.</i></p>	
<p>Impact 4.3.2 Project emissions from mobile and area sources, such as natural gas combustion, fireplaces, and other consumer products, exceed SMAQMD's significance threshold.</p>	Significant	<p>MM 4.3.2 The project applicant shall implement all measures proposed in the AQ-15 Plan provided in Appendix 4.3 of the Draft EIR for each subsequent project to reduce the emissions from both mobile and stationary sources. Each subsequent development project shall be checked for compliance with the AQ-15 Plan.</p> <p><i>Timing/Implementation: During all planning and development phases of the project.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.</i></p>	Significant & Unavoidable
<p>Impact 4.3.8 Development of project in combination with cumulative projects would result in emissions that exceed SMAQMD thresholds.</p>	Cumulative Significant	Implement mitigation measures MM 4.3.1 a through MM 4.3.1g.	Significant and Unavoidable
<p>Impact 4.3.9 Proposed project would exceed SMAQMD thresholds for cumulative</p>	Cumulative Significant	Implement Mitigation Measure MM 4.3.2.	Significant and Unavoidable

2.0 EXECUTIVE SUMMARY

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
impacts.			
Noise			
<p>Impact 4.4.1 The on-site and off-site noise impacts associated with construction for the Laguna Ridge Specific Plan may exceed Elk Grove City Standards.</p>	Potentially Significant	<p>MM 4.4.1a Site preparation and construction activities shall be limited to between the hours of 6:00 A.M. to 8:00 P.M., Monday through Friday, and 7:00 A.M. to 8:00 P.M. on Saturday and Sunday (City of Elk Grove Noise Control Ordinance, Section #6.68.090 (e)). Furthermore, construction equipment maintenance shall be limited to the same hours. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all construction phases of the project</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.4.1b All construction equipment shall be equipped with appropriate mufflers in good working condition. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all construction phases of the project</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.4.1c Construction staging areas shall be located as far from noise-sensitive uses as is feasible. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all construction phases of the project</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	Significant & Unavoidable

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.4.1d Stationary construction equipment shall be located as far from noise sensitive uses as feasible, and temporary or portable acoustic barriers shall be installed around the equipment/work area when within 100 feet or less of residential properties or other sensitive uses. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all construction phases of the project</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.4.1e Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted on a sign no larger than 4 foot by 8 foot at all construction entrances to allow for surrounding and onsite property owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation:</i> <i>During all construction phases of the project</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	
<p>Impact 4.4.2 Vibration associated with construction activities due to pile driving would affect nearby sensitive land uses.</p>	<p>Potentially Significant</p>	<p>MM 4.4.2 Prior to the commencement of pile driver operations in proximity to residential areas, an assessment of vibrations induced by pile driving at the site shall be completed. During indicator pile driving, vibrations should be measured at regular intervals to determine the levels of vibration at various distances from pile driving equipment. The indicator piles shall be driven at locations at least 400 feet from any existing residents. After monitoring, methods of reducing the peak ground velocities to less than 0.4 inches/second shall be determined and implemented during production pile driving. Methods to</p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>reduce vibrations, if needed, could include cut-off trenches, and the use of smaller hammers. The vibration reduction techniques to be used should be described in a note attached to the construction plans for the project to be reviewed and approved by the appropriate City regulatory agency prior to issuance of building permits. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation: Prior to any pile driving activities</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	
<p>Impact 4.4.3 Noise impacts associated with development of noise-producing uses within the proposed plan area would exceed City of Elk Grove noise standards.</p>	<p>Potentially Significant</p>	<p>MM 4.4.3a When residential tentative subdivision maps include and/or are located adjacent to school and park sites, the residential subdivisions shall be designed to meet City noise standards set forth in Table 4.4-6 of the Draft EIR. If the noise levels from the school and park facilities is expected to exceed the applicable standard, the project applicant shall implement appropriate mitigation measures. Appropriate mitigation measures include walls, berms, and buffers that would ensure compliance with applicable standards, as determined through the adopted Design Review procedures. Evidence of compliance shall be provided to the City.</p> <p><i>Timing/Implementation: Prior to approval of residential tentative subdivision maps</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Elk Grove Unified School District, and Elk Grove Community Services District</i></p> <p>MM 4.4.3b Prior to approval of a non-residential use that will abut a residential use and has the potential to generate noise, the project applicant shall demonstrate compliance with City noise standards set forth in Table 4.4-6 of the Draft EIR. If the noise levels from the facility exceed the applicable standard, the project applicant shall implement appropriate mitigation measures. Appropriate mitigation measures include walls, berms, and buffers that would</p>	<p>Less Than Significant</p>

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>ensure compliance with applicable standards, as determined through the adopted Design Review procedures.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of permits and/or plans for non-residential uses adjacent to existing or planned residential uses</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	
<p>Impact 4.4.4 Noise levels from agriculture operations that currently exist within and adjacent to the proposed plan area would exceed City of Elk Grove Noise Level Standards.</p>	Significant	<p>MM 4.4.4 The project proponent shall ensure that a disclosure statement shall <u>be</u> recorded against the property and be provided to all prospective buyers of properties within the proposed plan area notifying such persons of the presence of existing and future noise-producing agricultural-related activities in the immediate Specific Plan area. The disclosure statement shall be reviewed and approved by City of Elk Grove Development Services.</p> <p><i>Timing/Implementation:</i> <i>Prior to each final subdivision map approval</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	Significant & Unavoidable
<p>Impact 4.4.5 Implementation of the Laguna Ridge Specific Plan in combination with approved and planned urban development in the region would increase traffic volumes within and adjacent to the plan area, which would increase transportation-related noise levels in excess of the City of Elk Grove noise standards.</p>	Cumulative Significant	<p>MM 4.4.5 Prior to development of any noise-sensitive uses (as defined by the City of Elk Grove Noise Element) along Elk Grove Boulevard, Big Horn Road and Poppy Ridge Road, the project applicant shall identify specific noise mitigation measures for areas that would be located within the 60 dB Ldn traffic noise contours shown in Table 4.4-12 of the Draft EIR that would attenuate noise levels in compliance with City noise standards for traffic noise as shown in Table 4.4-9 of the Draft EIR. Potential design features for noise attenuation are listed below.</p> <p>a. <u>Setbacks</u> (i.e., open space, frontage roads, recreational areas, and storage yards) typically reduce noise attenuation by 4 to 6 dB per doubling of distance from the source.</p>	Less Than Significant

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>b. <u>Barriers</u> (i.e., walls, berms, or structures) to achieve a noise reduction ranging from 5 to 15 dB. Earth berms provide approximately 3 dB more attenuation than a wall.</p> <p>c. <u>Site design</u> (i.e., building location) to reduce noise levels.</p> <p>d. <u>Building design</u> (i.e., location of noise-sensitive uses within a building) to reduce the impact of noises on inhabitants.</p> <p>e. <u>Building façades</u> (i.e., utilizing all features of the building façade including the closed windows) to reduce noise.</p> <p>f. <u>Vegetation</u> (i.e., trees and other vegetation) 100 feet of dense foliage can achieve a 5 dB attenuation of traffic noise.</p> <p>g. <u>Noise-reducing paving materials</u> (i.e., rubberized asphalt) reduce traffic noise by approximately 4 dB.</p> <p><i>Timing/Implementation:</i> Prior to approval of tentative subdivision maps and development projects along Elk Grove Boulevard, Big Horn Road and Poppy Ridge Road.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p>	
<p>Impact 4.4.6 Development within the Laguna Ridge Specific Plan area concurrent with development in other adjacent or nearby development areas could result in a cumulative increase in ambient noise levels due to combined construction activities.</p>	<p>Cumulative Significant</p>	<p>Implement mitigation measures 4.4.1a through e.</p>	<p>Significant & Unavoidable</p>
<p>Hazards and Hazardous Materials</p>			
<p>Impact 4.5.1 Development within the Laguna Ridge Specific Plan area may expose</p>	<p>Potentially Significant</p>	<p>MM 4.5.1 Soil sampling shall be conducted within the areas of potential herbicide/pesticide contamination as identified in Figure 4.5-3 of the Draft</p>	<p>Less Than Significant</p>

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
residents or construction workers to past herbicide or pesticide applications.		<p>EIR. The soil samples shall be taken to assess the potential for persistent pesticide or herbicide residuals. If substances are detected at concentrations that could pose a health hazard and/or violate local, State, or Federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Elk Grove and the Sacramento County Environmental Management Department. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with the Sacramento County Environmental Management Department.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of improvement plans and/or grading plans for areas shown on Figure 4.5-4 of the Draft EIR.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and Sacramento Environmental Management Department.</i></p>	
<p>Impact 4.5.2 Development of the Laguna Ridge Specific Plan area may expose residents and construction workers to asbestos.</p>	Potentially Significant	<p>MM 4.5.2 Prior to the issuance of demolition permits for existing onsite structures, asbestos material sampling shall be conducted to determine if materials are present. Any identified asbestos containing building materials present in each of the structures to be dismantled shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal. These practices include, but are not limited to: containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agency (the Sacramento Metropolitan Air Pollution Management District).</p> <p><i>Timing/Implementation:</i> <i>Prior to the issuance of demolition permits</i></p> <p><i>Enforcement/Monitoring:</i> <i>Sacramento Metropolitan APMD, City of Elk</i></p>	Less Than Significant

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<i>Grove Development Services</i>	
<p>Impact 4.5.3 Historic chemical or burn dump areas may exist within the Laguna Ridge Specific Plan area.</p>	Potentially Significant	<p>MM 4.5.3a As part of the subsequent applications for rezone request on non-participating properties to remove the "Reserve" overlay designation, the project applicant shall provide the City with a Phase I Site Assessment to determine whether ash or a former burn site is present on the subject property.</p> <p><i>Timing/Implementation:</i> <i>Prior to acceptance of an application for subsequent development on a rezone request to remove the "Reserve" overlay for non-participating properties designation as complete.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.5.3b Prior to approval of improvement plans and/or a grading permit, a detailed surface investigation shall be conducted to determine if former burn dumps, chemical dumps or ash are present within each subsequent project site. If any ash or burn sites are identified, surface and subsurface soil sampling shall be conducted to determine if contamination exists. If substances are detected at concentrations that could pose a health hazard and/or violate local, State, or Federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Elk Grove and the Sacramento County Environmental Management Department. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with the Sacramento County Environmental Management Department.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of improvement plans</i></p>	Less Than Significant

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p style="text-align: right;"><i>and/or grading plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Sacramento County Environmental Management Department.</i></p>	
<p>Impact 4.5.4 During removal and construction activities, construction within the Specific Plan area could result in the disturbance of lead paint materials and expose persons to airborne material.</p>	Potentially Significant	<p>MM 4.5.4a Prior to the issuance of demolition permits for existing onsite structures, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations.</p> <p><i>Timing/Implementation: Prior to issuance of demolition permits.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p> <p>MM 4.5.4b The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations.</p> <p><i>Timing/Implementation: Prior to issuance of demolition permits and included in construction contracts.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	Less Than Significant
Public Services and Utilities			
<p>Impact 4.6.1.1 The estimated water demands of the proposed project would increase demand for water supply to the project area, including new systems, supplies, and facilities.</p>	Potentially Significant	<p>MM 4.6.1.1a Prior to each tentative subdivision and/or parcel map approval, the project applicant shall submit to the City, information documenting adequate availability of water supplies and associated infrastructure facilities for the proposed development consistent with facilities and phasing set forth in the Laguna Ridge Specific Plan water study (Wood-Rogers, 2000). Subsequent</p>	Less Than Significant

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>project applications shall not be approved by the City until proof has been provided that water supplies are available and approval from SCWA has been received.</p> <p><i>Timing/Implementation:</i> <i>Prior to tentative subdivision and/or parcel map approval</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and Sacramento County Water Agency</i></p> <p>MM 4.6.1.1b</p> <p>As a condition of subsequent development applications, uses constructed on the property shall incorporate into the building plans water conservation measures including drought tolerant landscaping with low fuel potential, low-flow toilets, urinals, shower heads, lavatory faucets, and sink faucets, as well as insulation to reduce water uses before hot water reaches equipment or fixtures.</p> <p><i>Timing/Implementation:</i> <i>Prior to issuance of each building permit</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	
<p>Impact 4.6.1.2</p> <p>The project, when considered with other development projects in the area, would result in a cumulative demand for water supply and could impact flows along the Cosumnes River.</p>	<p>Cumulative Significant</p>	<p>None available.</p>	<p>Significant and Unavoidable</p>
<p>Impact 4.6.2.1</p> <p>The project could potentially impact</p>	<p>Potentially Significant</p>	<p>MM 4.6.2.1</p> <p>Prior to each tentative subdivision or parcel map, the project applicant shall</p>	<p>Less Than Significant</p>

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
the existing sewer network if construction of project improvements would not occur consistent with need, and if the proposed system was not properly designed and constructed.		<p>be required to demonstrate that the permanent sewer system, consistent with the Preliminary Sewer Master Plan for the Laguna Ridge Specific Plan (Wood-Rodgers, 2002) adequately serves the subsequent project. This demonstration may take the form of plans and/or reports, which shall be reviewed and approved by the City consistent with the Specific Plan infrastructure phasing provisions. The project applicant shall also pay the required sewer connection and capacity fees that are used to fund expansion of trunk and interceptor facilities.</p> <p><i>Timing/Implementation:</i> <i>Prior to the approval of each tentative subdivision or parcel map</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Service, Sacramento Regional County Sanitation District and County Sanitation District.</i></p>	
<p>Impact 4.6.2.2 Use of the existing sewer facilities, north of Elk Grove Boulevard as an interim connection to the sanitary sewer network may exceed capacity of the existing system.</p>	Potentially Significant	<p>MM 4.6.2.2 Prior to approval of each tentative subdivision or parcel map that would utilize the interim sewer facilities, the project applicant shall be required to demonstrate that there is adequate sewer capacity to support the proposed project. This will include confirmation from Sacramento Regional County Sanitation District and County Sanitation District-1 on the availability of sewer capacity.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of each tentative subdivision and parcel map</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services, Sacramento Regional County Sanitation District, and County Sanitation District-1</i></p>	Less Than Significant
<p>Impact 4.6.4.1 Emergency crews responding to a call for service at the construction site may not arrive within the minimum</p>	Potentially Significant	<p>MM 4.6.4.1 As a condition of subsequent development entitlements, uses constructed in the Plan area shall meet the minimum necessary fire flow and other standard fire protection and life safety requirements identified in the Uniform Fire Code,</p>	Less Than Significant

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>response time of five minutes considered acceptable by the EGCSO.</p>		<p>Uniform Building Code, and other applicable state regulations. Construction sites shall ensure adequate on-site water supply and all-weather access for fire-fighting equipment and emergency vehicles before framing can occur. The applicant shall also pay the Fire Protection Development Fee in effect at the time of building permit issuance. These requirements shall be noted on all construction plans.</p> <p><i>Timing/Implementation:</i> <i>During construction activities and prior to improvement plan approval</i></p> <p><i>Enforcement/Monitoring:</i> <i>EGCSO and City of Elk Grove Development Services</i></p>	
<p>Impact 4.6.4.2 Project operation may significantly impact fire department response times during the period between project opening and construction of a new station within the LRSP area.</p>	<p>Potentially Significant</p>	<p>MM 4.6.4.2a The project applicant shall provide a permanent fire station within the plan area and sufficient funds to purchase associated facilities including an aerial truck, and urban interface engine. These improvements and facilities, included in the Laguna South Public Facilities Fee Program, shall be provided to the satisfaction of the Elk Grove Community Services District Fire Department (EGCSDFD).</p> <p>Fair-share funding for the above fire facilities and services improvements shall be determined by the modification of the Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the Fee Program. Project public facility financing plans and/or programs shall establish the timing of these improvements to ensure they are in place to the satisfaction of the EGCSDFD. Establishment of the financing plans and/or programs shall occur prior to the approval of any subsequent development project. Development may occur prior to approval of the project's financing plans and/or programs if the project applicant constructs the EGCSDFD required improvement and purchases associated facilities concurrent with the development of their specific project.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of the Project Financing Program and/or Plan</i></p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Enforcement/Monitoring:</i> EGCS&D and City of Elk Grove Development Services</p> <p>MM 4.6.4.2b All signalized intersections installed by the project developer shall be equipped with traffic pre-emption devices at the time of installation.</p> <p><i>Timing/Implementation:</i> Prior to improvement plan approval</p> <p><i>Enforcement/Monitoring:</i> EGCS&D and City of Elk Grove Development Services</p> <p>MM 4.6.4.2c Prior to approval of individual subdivision improvement plans, the water supply system plans for the subdivisions shall be reviewed by the City <u>and Sacramento County Water Agency (SCWA)</u> to ensure adequate fire flows for the project as specified by the EGCS&D Fire Department.</p> <p><i>Timing/Implementation:</i> Prior to improvement plan approval</p> <p><i>Enforcement/Monitoring:</i> EGCS&D and City of Elk Grove Development Services & <u>Sacramento County Water Agency (SCWA)</u></p> <p>MM 4.6.4.2d All dead-end streets in excess of 150 feet in the Laguna Ridge Specific Plan area shall have emergency vehicle turn-arounds approved by the Elk Grove Community Services District Fire Department.</p> <p><i>Timing/Implementation:</i> Prior to improvement plan approval</p> <p><i>Enforcement/Monitoring:</i> EGCS&D and City of Elk Grove Development Services</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.6.4.2e Prior to approval of individual subdivision improvement plans, the project applicant shall demonstrate that all required roadways, water mains, fire hydrants, and fire flow necessary to serve the subdivision shall be provided prior to the existence of any combustible construction of storage and that the installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, meets the standards of the EGCSDFD and the <u>Sacramento County Water Agency</u> water purveyor. The roadways shall be constructed to a 20-foot minimum width with an impervious surface to the satisfaction of the Elk Grove CSD and shall have good drainage.</p> <p><i>Timing/Implementation:</i> <i>Prior to improvement plan approval</i></p> <p><i>Enforcement/Monitoring:</i> <i>EGCSDFD, <u>Sacramento County Water Agency</u> and City of Elk Grove Development Services</i></p> <p>MM 4.6.4.2f Within the Specific Plan Area, the following requirements will be met:</p> <ol style="list-style-type: none"> 1. Non-combustible fences shall be provided along all developed areas adjacent to wetlands/creeks/open spaces. 2. Access shall be provided to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates to the satisfaction of the EGCSDFD. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside. All bike paths shall be paved with 2 inches of AC over 4 inches of AB compacts to 95 percent. 3. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW. 4. At least 10 feet of greenbelt or other defensible space between noncombustible fences and the creek/wetland areas shall be provided. 	

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<i>Timing/Implementation:</i> <i>Prior to improvement plan approval</i> <i>Enforcement/Monitoring:</i> <i>EGCSD and City of Elk Grove Development Services</i>	
Impact 4.6.5.1 Project operation may significantly impact law enforcement services in the City of Elk Grove.	Potentially Significant	MM 4.6.5.1 The project's general financing program and/or plan shall demonstrate that there are sufficient sources of funding to provide adequate law enforcement facilities and equipment for new officers required to maintain the one officer per 1,000 residents ratio with the addition of the project. <i>Timing/Implementation:</i> <i>Prior to approval of the Project Financing Program and/or Plan</i> <i>Enforcement/Monitoring:</i> <i>Elk Grove Police Department and City of Elk Grove Development Services</i>	Less Than Significant
Impact 4.6.7.1 The proposed project has insufficient recreational facilities for the projected total population at full buildout.	Potentially Significant	MM 4.6.7.1 The project applicant shall meet the parkland requirement to provide for 5.0 acres of parkland per 1,000 people through parkland dedications within the LRSP area and/or the payment of in-lieu fees. <i>Timing/Implementation:</i> <i>Prior to issuance of building permits tentative map approval, and fees collected at building permit</i> <i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services, Elk Grove Community Services District</i>	Less Than Significant
Hydrology and Water Quality			
Impact 4.7.1 Construction activities associated with the development under the Laguna Ridge Specific Plan and of off-site infrastructure and	Significant	MM 4.7.1 The project applicant shall submit to the City of Elk Grove proof that a Storm Water Pollution Prevention Plan (SWPPP) has been submitted to the California Regional Water Quality Control Board, Central Valley Region. The SWPPP shall be administered throughout all phases of grading and project	Less Than Significant

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
improvement may result in short-term water quality degradation.		<p>construction. The SWPPP shall be included with all subsequent project improvement and grading plans and shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. Examples of BMPs that may be implemented during site grading and construction could include inlet filters, filter barriers, silt fences, and sedimentation basins. The SWPPP shall be consistent with the City's NPDES permit (NPDES No. CAS082597).</p> <p><i>Timing/Implementation:</i> <i>Prior to the approval of subsequent improvement plans and grading plans and noted on plans</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Public Works, and RWQCB</i></p>	
<p>Impact 4.7.2 Implementation of the Laguna Ridge Specific Plan would increase drainage rates in the plan area and may result in on-site and downstream drainage and flooding impacts.</p>	Potentially Significant	<p>MM 4.7.2 Prior to the approval of each subsequent tentative subdivision map, the project applicant shall be required to demonstrate that drainage facilities, consistent with the Storm Drainage Master Plan for Laguna Ridge Specific Plan (Wood-Rogers, 2002), will adequately serve the subsequent project, consistent with City standards and off-site flooding impacts would not result, and that such facilities are either available or will be available upon site development. This demonstration may take the form of plans and/or reports, which shall be reviewed and approved by the City consistent with the Specific Plan infrastructure phasing provisions.</p> <p><i>Timing/Implementation:</i> <i>Prior to the approval of each subsequent tentative parcel and/or subdivision map</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Public Works</i></p>	Less Than Significant
<p>Impact 4.7.3 Implementation of the Laguna Ridge Specific Plan may degrade long-term water quality due to the deposition of pollutants generated by motor</p>	Potentially Significant	<p>MM 4.7.3a Biofilter swales and vegetated strips shall be placed in the bottom of channel areas and be designed to provide biofiltration of pollutants in project runoff. The project engineer shall consult with the City when designing these areas, and the developer shall submit designs of the areas to the City for review and</p>	Less Than Significant

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>vehicle uses on project roadways, parking lot areas, and other surfaces both on and offsite, as well as the maintenance and operation of landscape areas.</p>		<p>approval prior to approval of the improvement plans. Water quality control features shall be consistent with the City's NPDES permit (NPDES No. CAS082597).</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of improvement plans for each water quality facility</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Public Works, and CVRWQCB</i></p> <p>MM 4.7.3b Subsequent non-residential projects shall be required to locate all storage areas away from any drainage features and provide water quality control measures in storm drainage facilities such as grease and sediment traps, vegetative filters, and containment structures for hazardous materials. This requirement shall be reflected on site plans and improvement plans. Water quality control features shall be consistent with the City's NPDES permit (NPDES No. CAS082597).</p> <p><i>Timing/Implementation:</i> <i>As a condition of Prior to approval of subsequent non-residential projects.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Public Works and Development Services</i></p> <p>MM 4.7.3c All plan area storm drains shall provide a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each storm drain inlet. This may be accomplished with a stamped concrete impression (for curbs) or manufactured colored tiles, which are epoxied in place, adjacent to the inlet (for parking lots and areas without curbs).</p> <p><i>Timing/Implementation:</i> <i>Prior to improvement plan approval for</i></p>	

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PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p style="text-align: center;"><i>drainage facilities</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Public Works</i></p>	
<p>Impact 4.7.4 Implementation of the Laguna Ridge Specific Plan in combination with existing approved and proposed development in the area may degrade water quality due to the deposition of pollutants generated from construction and operation of the projects.</p>	<p>Cumulative Significant</p>	<p>Implement mitigation measures MM 4.7.1 and MM 4.7.3a through c.</p>	<p>Less Than Significant</p>
Biological Resources			
<p>Impact 4.8.1 Development under the Laguna Ridge Specific Plan would result in the loss of landmark-sized trees and protected tree species, which would conflict with the City's Tree Preservation Ordinance.</p>	<p>Potentially Significant</p>	<p>MM 4.8.1a A tree survey shall be conducted by an arborist certified by the International Society of Arboriculture (ISA) to enumerate and evaluate all trees on the site that meet the standards in the City Tree Ordinance (as amended).</p> <p>All tree locations shall be mapped onto all subsequent improvement and construction plans, tentative subdivision maps, and maps associated with development projects and rezones. Direct loss of protected trees shall be clearly identified on all subsequent maps and plans.</p> <p><i>Timing/Implementation</i> <i>As part of the subsequent development application submittals and prior to construction activities</i></p> <p><i>Enforcement/Monitoring</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.8.1b Unless identified for removal as described in MM 4.8.1, all trees that meet the following criteria shall be avoided by construction and protected during all</p>	<p>Less Than Significant</p>

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>construction activity:</p> <ul style="list-style-type: none"> • Native and Non-Native Oak Trees with a trunk at least six inches (6") in diameter at a height of 4.5 feet. The removal of trees with a trunk diameter of twelve inches (12") or more is discouraged. • All other trees with a trunk diameter of twelve inches (12") at a height of 4.5 feet. The removal of trees with a trunk diameter of twenty-four inches (24") or more is discouraged. <p>Trees to be retained shall be protected by implementation of the following measures:</p> <ol style="list-style-type: none"> 1. Before initiating any construction activity near protected trees, install chain link fencing or a similar protective barrier at least one foot outside the dripline of each tree or as far as possible from the tree trunk where the existing road is within the tree dripline. The barrier fencing will remain in place for the duration of construction activity. 2. Any required pruning of oak trees shall be conducted before construction activity begins. Oak trees that require pruning of branches larger than two inches in diameter shall be pruned by a certified arborist. No pruning of the six-foot-diameter tree will be permitted. 3. No signs, ropes, cables (except cable that may be installed by a certified arborist or other professional tree expert), or other items shall be attached to the oak trees. 4. No vehicles, construction equipment, mobile home/office, supplies, materials, or facilities shall be driven, parked, stockpiled, or located within the driplines of oak trees. 5. No grading shall be allowed within the driplines of oak trees except 	

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>where paved roadway already exists and where it can be demonstrated that the health of the tree will not be significantly impacted. Removal of pavement and grading within the driplines of oak trees shall be conducted in the presence of a certified arborist to ensure that damage and stress to any oak tree is minimized.</p> <p>6. Any work necessary within the driplines shall be conducted by hand.</p> <p>7. Paving within the driplines of oak trees shall be stringently minimized. When paving is absolutely necessary, porous material shall be used or a piped aeration system shall be installed under the supervision of a certified arborist.</p> <p>8. Landscaping beneath oak trees may include non-plant material such as boulders, cobbles, and wood chips. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for understory plants.</p> <p>9. No sprinkler system shall be installed in such a manner that it irrigates within the driplines of oak trees.</p> <p>Trees that are subject to protection and which cannot be protected shall be replaced with in-kind species in accordance with established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.</p> <p>If trees cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance (as amended).</p> <p>The above requirements shall be implemented prior to and during construction activities for all subsequent public and private projects.</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Improvement and construction plans shall specifically note this measure.</p> <p><i>Timing/Implementation:</i> <i>As part of the subsequent development application submittals and prior to and during construction activities</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.8.1c For trees that are planned to be removed and which meet the criteria contained in the City’s Tree Preservation Ordinance (as amended) and the City of Elk Grove Draft General Plan Conservation and Air Quality Element, a tree mitigation plan shall be submitted to the City of Elk Grove in accordance with City requirements. Protected trees shall be replaced on a no-net-loss basis.</p> <p>Tree mapping required under mitigation measure MM 4.8.1a will delineate all protected trees planned to be removed. Mitigation areas, if needed, shall be within the plan area limits in landscape corridors and designated open space areas, if feasible. However, if the applicant demonstrates that onsite mitigation is not feasible, offsite mitigation within the city limits will be acceptable. Should the applicant contract with an organization for offsite tree mitigation, the City of Elk Grove shall review and may approve the contract if it meets the no-net-loss requirement and is otherwise deemed appropriate. The mitigation plan shall include the following components:</p> <ol style="list-style-type: none"> 1. Number, location, size, and species of the replacement trees to be planted; 2. Methods of irrigation for planted trees; 3. Planting and maintenance schedule; and 4. Plan for care of planted trees for a three-year establishment period and replacement of any planted trees that do not survive. 	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Timing/Implementation:</i> Prior to issuance of grading permit</p> <p><i>Enforcement /Monitoring:</i> City of Elk Grove Development Services</p>	
<p>Impact 4.8.2 Project implementation could remove potential habitat for Sanford's arrowhead, a special-status plant species.</p>	<p>Potentially Significant</p>	<p>MM 4.8.2a Prior to approval of site plans and/or tentative subdivision maps for each parcel proposed for development within 50 feet of the perennial marsh shown in Figure 4.8-1 of the Draft EIR, a focused plant survey for Sanford's arrowhead is required to determine the presence/absence of this species. The surveys shall be conducted by a qualified botanist retained by the City and funded by the project applicant during the blooming period (May-August) for this species.</p> <p><i>Timing/Implementation:</i> Prior to approval of site plans and/or tentative subdivision map for parcels proposed for development within 50 feet of the perennial marsh.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p> <p>MM 4.8.2b If this species is not found onsite, no further measures are required. However, if Sanford's arrowhead is found, each population shall be mapped and technical assistance from CNPS and the U.S. Fish and Wildlife Service shall be requested. To the maximum extent feasible, plant populations shall be preserved within open space non-disturbance areas. However, if these areas cannot be avoided, land-supporting populations of the impacted species shall be purchased and shall be permanently protected. Under the direction of CNPS and the U.S. Fish and Wildlife Service, preservation strategies shall be implemented, which may include seed and soil collection or plant transplant. At a minimum, mitigation shall occur at a 1:1 ratio (one plant preserved for every plant impacted). A detailed mitigation plan that includes species, habitat, preserve management, and monitoring strategies shall be developed in consultation with the U.S. Fish and Wildlife Service.</p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Timing/Implementation:</i> Prior to approval of site plans and/or tentative subdivision maps for parcels proposed for development within 50 feet of the perennial marsh.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services and U.S. Fish and Wildlife Service</p>	
<p>Impact 4.8.3 Development under the Laguna Ridge Specific Plan could result in the filling of jurisdictional wetlands and waters of the U.S.</p>	<p>Significant</p>	<p>MM 4.8.3 As part of each subsequent project application submittal to the City, the project applicant shall identify all potential wetland resources that occur on-site for City review (such as those identified in Figure 4.8-1 of the Draft EIR. If wetland resources are proposed to be impacted, the project applicant shall do the following:</p> <ol style="list-style-type: none"> 1. The applicant shall delineate the extent of jurisdictional waters of the U.S. to be impacted by the proposed project and, if required, apply for a Section 404 permit from the U.S. Army Corps of Engineers (Corps). Wetland areas that would be lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis. Onsite creation of wetland habitat is preferred to offsite mitigation. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps and City. 2. The applicant shall obtain a Section 401 water quality waiver of certification from the RWQCB. 3. A mitigation plan shall be implemented that includes <u>one</u> of the following: <ol style="list-style-type: none"> (a) Completion of an onsite Mitigation and Monitoring Plan that includes onsite creation/preservation of the wetlands. (b) Credits may be obtained at an approved mitigation bank. <p>The project applicant shall provide written evidence to the City from the</p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Corps and the RWQCB that this measure has been complied with prior to recordation of final maps.</p> <p><i>Timing/Implementation</i> <i>A part of subsequent tentative map applications and completed prior to final map recordation.</i></p> <p><i>Enforcement/Monitoring</i> <i>City of Elk Grove Development Services, Corps, and RWQCB.</i></p>	
<p>Impact 4.8.4 Construction activities associated with the Laguna Ridge Specific Plan may result in the direct loss of giant garter snakes.</p>	<p>Potentially Significant</p>	<p>MM 4.8.4a Within 30 days prior to commencement of construction activities, a pre-construction survey of land within 200 feet of all wetlands, channels, ponds, and other such waterways within the plan area shall be conducted by a qualified biologist retained by the City and funded by the project applicant who is approved by the Service’s Sacramento Fish and Wildlife Office. In order to protect snakes, de-watering of areas within the site shall not occur prior to completion of the pre-construction surveys. The biologist will provide the Service with a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities. The monitoring biologist shall be retained by the City and funded by the project applicant to routinely monitor construction activities. If a snake is encountered during construction activities, the monitoring biologist shall contact the City Development Services and will have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed.</p> <p>Giant garter snakes encountered during construction activities should be allowed to move away from construction activities on their own. Capture and relocation of trapped or injured individuals can only be attempted by personnel or individuals with current Service recovery permits pursuant to Section 10(a) 1(A) of the Act. The biologist shall be required to report any incidental take to the Service immediately by telephone at (916) 979-2725 and by written letter addressed to the Chief, Endangered Species Division, within one working day. The project area shall be re-inspected whenever a</p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>lapse in construction activity of two weeks or greater has occurred.</p> <p>This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and no snakes were found.</p> <p><i>Timing/Implementation:</i> <i>30 days prior to grading and commencement of construction activities</i></p> <p><i>Enforcement/Monitoring:</i> <i>USFWS and City of Elk Grove Development Services</i></p> <p>MM 4.8.4b If a giant garter snake is identified within the plan area either during pre-construction surveys or during construction, the following shall occur:</p> <ol style="list-style-type: none"> 1. The City of Elk Grove shall be notified; 2. The City shall suspend all construction activities on the site of the sighting and along any water feature within the plan area that is hydrologically connected to the site of the sighting; 3. Protocol surveys shall be conducted by qualified biologists retained by the City and funded by the project applicant who are approved by the Service's Sacramento Fish and Wildlife Office; 4. The project applicant shall consult with the USFWS and CDFG to determine appropriate mitigation for the species and habitat loss, possibly including Section 10 consultation with the USFWS and Section 2081 consultation with the CDFG; and, 5. The project applicant shall provide the City with proof of the consultation and compliance with USFWS and CDFG mitigation requirements before construction activities may resume. <p>This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and no snakes were</p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>found.</p> <p><i>Timing/Implementation:</i> <i>Prior to and during construction activities</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services, CDFG and USFWS.</i></p> <p>MM 4.8.4c No grading or other construction activities shall be conducted from October 1 to April 30, which is the inactive period of the giant garter snake. More danger is posed to snakes during their inactive period, because they are occupying underground burrows or crevices and are more susceptible to direct effects, especially during excavation. A “no grading” period from October 1 to April 30 will apply to portions of the plan area located within 1,000 feet of ditches, canals, ponds, wetlands or other such areas. This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and no snakes have been found.</p> <p><i>Timing/Implementation:</i> <i>Prior to project grading and during construction activity</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p> <p>MM 4.8.4d Dewatering of ponds, ditches, canals and other such areas may begin any time after November 1, but no later than April 1 of the following year, once the absence of the species is determined or implementation of Mitigation Measure 4.8.4b has been completed. All water must be removed by April 15, or as soon thereafter as weather permits, and the habitat must remain dry without any standing water for 15 consecutive days after April 15 and prior to excavating or filling the dewatered habitat.</p> <p>This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and no snakes were found.</p>	

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Timing/Implementation:</i> <i>Prior to and during construction activity</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and CDFG.</i></p> <p>MM 4.8.4e Construction personnel shall participate in a Service-approved worker environmental awareness program. Under this program, workers shall be informed about the presence of giant garter snakes and habitat associated with the species and that unlawful take of the animal or destruction of its habitat is a violation of the Act. Prior to construction activities, a qualified biologist approved by the Service shall instruct all construction personnel about: (1) the life history of the giant garter snake; (2) the importance of irrigation canals, marshes/wetlands, and seasonally flooded areas, such as rice fields, to the giant garter snake; and (3) the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the City and the Sacramento U.S. Fish and Wildlife Office.</p> <p>This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and no snakes were found.</p> <p><i>Timing/Implementation:</i> <i>Prior to project grading and construction</i></p> <p><i>Enforcement/Monitoring:</i> <i>U.S. Fish and Wildlife Service and City of Elk Grove Development Services</i></p>	
<p>Impact 4.8.5 Implementation of the Laguna Ridge Specific Plan may result in the loss of potential valley elderberry longhorn beetle habitat.</p>	<p>Potentially Significant</p>	<p>MM 4.8.5 The project applicant shall design the subsequent public and private projects within the plan area to avoid impacts to potential habitat for VELB (elderberry shrubs; see Figure 4.8-1 of the Draft EIR), if feasible. If project development is required in areas that may impact elderberry shrubs containing stems measuring 1.0 inch or greater in diameter at ground level (development within 100 feet of shrub dripline), the project applicant shall perform one of</p>	<p>Less Than Significant</p>

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>the following measures:</p> <ol style="list-style-type: none"> 1. Fence and flag all areas to be avoided during construction activities. In areas where encroachment on the 100-foot buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant. 2. Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements. 3. Erect signs every 50 feet along the edge of the avoidance area with the following information: "This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines and imprisonment." The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction. 4. Instruct work crews about the status of the beetle and the need to protect its elderberry host plant. <p><u>Restoration and Maintenance</u></p> <ol style="list-style-type: none"> 1. Restore any damage done to the buffer area (area within 100 feet of elderberry plants) during construction. Provide erosion control and re-vegetate with appropriate native plants. 2. Buffer areas must continue to be protected after construction from adverse effects of the project. Measures such as fencing, signs, weeding and trash removal are usually appropriate. 3. No insecticides, herbicides, fertilizers or other chemicals that might harm the beetle or its host plant should be used in the buffer areas, or within 100 feet of any elderberry plant with one or more stems measuring 1.0 inch or greater in diameter at ground level. 4. The applicant must provide a written description of how the buffer 	

**TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>areas are to be restored, protected and maintained after construction is completed.</p> <p>5. Mowing of grasses/ground cover may occur from July through April to reduce fire hazard. No mowing should occur within five feet of elderberry plant stems. Mowing must be done in a manner that avoids damaging plants (e.g., striping away bark through careless use of mowing/trimming equipment).</p> <p>If the shrub cannot be avoided, then a mitigation plan shall be developed and implemented in consultation with USFWS consistent with the conservation guidelines for the valley elderberry longhorn beetle, which likely includes one or more of the following:</p> <ul style="list-style-type: none"> • Obtain credits at an approved mitigation bank; or • Implement an onsite mitigation and monitoring plan that includes transplantation of the shrub and planting of elderberry seedlings. <p>The mitigation plan shall be approved by the USFWS prior to acceptance by the City. Any required onsite mitigation shall be incorporated into subsequent improvement and construction plans.</p> <p><i>Timing/Implementation: Prior to approval of subsequent development and prior to and during construction activities</i></p> <p><i>Enforcement/Monitoring: U.S. Fish and Wildlife Service and City of Elk Grove Development Services</i></p>	
<p>Impact 4.8.6 Implementation of the Laguna Ridge Specific Plan may remove potential habitat for vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) and vernal pool tadpole shrimp (<i>Lepidurus packardii</i>).</p>	<p>Potentially Significant</p>	<p>MM 4.8.6 The project applicant shall design the subsequent public and private projects within the plan area to avoid impacts to potential habitat for vernal pool invertebrates by providing an appropriate setback from the edge of each pool, as determined by the City in consultation with the U.S. Fish and Wildlife Service, if feasible. If pools impacted cannot be avoided, the project</p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>proponent shall implement the following measures:</p> <ol style="list-style-type: none"> 1. Completion of an onsite mitigation and monitoring plan that includes onsite creation/preservation of the pools. Mitigation shall be to the satisfaction of the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers (as part of Section 404 permitting), and the City, or 2. Credits may be obtained at an approved mitigation bank. <p><i>Timing/Implementation</i> <i>Prior to the approval of subsequent development and prior to construction activities</i></p> <p><i>Enforcement/Monitoring</i> <i>U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and City of Elk Grove Development Services</i></p>	
<p>Impact 4.8.7 Implementation of the Laguna Ridge Specific Plan may remove Swainson’s hawk nesting and foraging habitat.</p>	<p>Potentially Significant</p>	<p>MM 4.8.7a As a condition of approval Prior to the approval of subsequent development (i.e., approval of improvement and construction plans), including offsite improvements, under the Plan, <u>the project applicant shall mitigate the loss of Swainson’s hawk foraging and/or nesting habitat by one of the following methods: the City of Elk Grove shall ensure that the following mitigation measures are fulfilled:</u></p> <ul style="list-style-type: none"> • Based on the results of the survey identified in Mitigation Measure MM-4.8.8b, the project applicant shall mitigate the loss of Swainson’s hawk foraging and/or nesting habitat by the following methods: participating in the City of Elk Grove Swainson’s Hawk Impact Mitigation Fees Ordinance or other methods determined acceptable to CDFG, ; if active nests are identified between one and ten miles of the project site. Preserve 1.0 acre of similar habitat for each acre lost due to project implementation. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove. If active nests are identified within one mile of the project site, the project applicant and City shall consult with CDFG regarding the appropriate amount of acreage compensation, which 	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>may include participation in the City of Elk Grove Swainson's Hawk Impact Mitigation Fees Ordinance and/or additional foraging habitat preservation requirements.</p> <ul style="list-style-type: none"> • <u>Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the CDFG that includes the preservation of Swainson's hawk foraging habitat.</u> • <u>Mitigate impacts in compliance with Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.</u> <p><u>Compliance with this mitigation measure may be fulfilled in combination with the implementation of Mitigation Measure MM 4.1.1 if the CDFG determines that farmland preserved under MM 4.1.1 also qualifies as suitable Swainson's hawk foraging habitat.</u></p> <p><i>Timing/Implementation: Prior to approval of improvement and construction plans</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and CDFG</i></p> <p>MM 4.8.7b <u>Prior to any and all subsequent construction activities in the plan area, a Swainson's hawk nest survey shall be conducted. The nest survey shall be conducted during the Swainson's hawk breeding season (March 15 – August 31) and within 30 days of construction activities for a one 1/2-mile radius of the project site. In addition, a survey of the project site and areas within 500 feet of the project site shall be conducted once in April and once in May. If active Swainson's hawks nests are found within 1/2 mile of a construction site, the applicant shall consult with the Department of Fish and Game and a qualified biologist shall be retained by the City and funded by the project applicant and clearing and construction shall be postponed or halted until additional nesting attempts no longer occur. If a nest tree is found on the</u></p>	

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>subsequent project site prior to construction and is proposed for removal, then appropriate permits from CDFG shall be obtained and mitigation implemented pursuant to CDFG guidelines.</p> <p><i>Timing/Implementation:</i> <u>Prior to construction activities and throughout project construction</u></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and CDFG</i></p>	
<p>Impact 4.8.8 Implementation of the Laguna Ridge Specific Plan could result in disturbance to bats, nesting raptors and other migratory birds, including burrowing owl and tricolored blackbird.</p>	<p>Potentially Significant</p>	<p>MM 4.8.8a If construction is proposed during the raptor-breeding season (February–August), a focused survey for raptors (including burrowing owls), migratory bird nests, and bat roosts shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests onsite. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500-foot construction prohibition zone may be reduced based on consultation and approval by the California Department of Fish and Game. Trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. This mitigation measure <u>does not</u> apply to a Swainson’s hawk nest. Because the Swainson’s hawk is Federally protected and a State threatened species, the removal of any tree containing an occupied hawk nest could severely affect nesting raptors, fledgling and/or eggs. Therefore, if an occupied Swainson’s hawk nest tree is found on the subsequent project site prior to construction and is proposed for removal, then appropriate permits from CDFG shall be obtained pursuant to CDFG guidelines.</p> <p><i>Timing/Implementation:</i> <i>Prior to construction activities</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and CDFG</i></p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.8.8b Within 30 days prior to the onset of construction activities outside of the breeding season (September–January), a qualified biologist shall conduct a burrow survey to determine if burrowing owls are present in the plan area. If burrowing owls are observed on the site, measures shall be implemented to ensure that no owls or active burrows are inadvertently buried during construction. Such measures include: flagging the burrow and avoiding disturbance; securing and preserving suitable habitat offsite; passive relocation and/or active relocation to move owls from the site. All measures shall be determined by a qualified biologist and approved by the CDFG.</p> <p>All burrowing owl surveys shall be conducted according to CDFG protocol. The protocol requires, at a minimum, four field surveys of the entire site and areas within 500 feet of the site by walking transects close enough that the entire site is visible. The survey shall be at least three hours in length, either from one hour before sunrise to two hours after or two hours before sunset to one hour after. Surveys shall not be conducted during inclement weather, when burrowing owls are typically less active and visible.</p> <p><i>Timing/Implementation</i> <i>Prior to construction activities.</i></p> <p><i>Enforcement/Monitoring</i> <i>City of Elk Grove Development Services and CDFG</i></p> <p>MM 4.8.8c Pursuant to the Migratory Bird Treaty Act and the California Fish and Game Code, if active songbird nests or active owl burrows are found within the survey area, clearing and construction within a minimum of 250 feet for owls and 100 feet for songbirds, or as determined by a qualified biologist to ensure disturbance to the nest will be minimized, shall be postponed or halted. Construction will not resume within the buffer until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of</p>	

2.0 EXECUTIVE SUMMARY

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		the biologist. <i>Timing/Implementation:</i> <i>Thirty days prior to construction activities occurring between September 1 through January 31</i> <i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services and CDFG</i>	
Impact 4.8.10 The development of this project would contribute cumulatively to the loss of biological resources in the region and the ongoing urbanization in southern Sacramento County.	Cumulative Significant	Implement mitigation measures MM 4.8.1a through c, MM 4.8.2a through c, MM 4.8.3, MM 4.8.4a through f, MM 4.8.5a and b, MM 4.8.6a and b, MM 4.8.7a and b and MM 4.8.8a through c.	Significant and Unavoidable
Geology and Geotechnical Hazards			
Impact 4.9.1 Development of the Laguna Ridge Specific Plan area and off-site improvements may result in increased soil erosion, wind and water erosion, and siltation of local drainage during and after construction from excavation and grading activities.	Potentially Significant	MM 4.9.1 Prior to issuance of a grading permit for each subsequent project, the project applicant shall submit to the City an erosion control plan, which will utilize best construction practices to limit the erosion effects of the proposed project. Measures shall include, but are not limited to, the following: <ul style="list-style-type: none"> • Hydro-seeding • Placement of loose straw and/or straw bales within drainage ways and ahead of drop inlets; • The temporary lining (during construction activities) of drop inlets with “filter fabric” (a specific type of geotextile fabric); • The placement of straw wattles along slope contours; • Directing subcontractors to a single designation “wash-out” location (as opposed to allowing them to washout wherever they feel like); and • The use of siltation fences. 	Less Than Significant

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p><i>Timing/Implementation:</i> Prior to the issue of grading permit and during construction.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Public Works.</p>	
Cultural Resources			
<p>Impact 4.10.1 Implementation of the Laguna Ridge Specific Plan could, during construction and excavation activities, uncover unidentified cultural resources.</p>	<p>Potentially Significant</p>	<p>MM 4.10.1a Prior to the approval subsequent approvals on non-participating properties of any rezone request to remove the "Reserve" overlay designation from any property, a detailed cultural resources field survey of the subject property shall be conducted by the City and funded by the project applicant. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, California Register of Historic Resources and/or National Historic Preservation Act. Mitigation methods to be employed include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Redesign of the subsequent development project to avoid the resource. The resource site shall be deeded to a non-profit agency to be approved by the City for maintenance of the site. • If avoidance is determined infeasible by the City, then the resource shall be mapped, stabilized, and capped pursuant to appropriate standards. • If the City determines capping infeasible, then the resource shall be excavated and recorded to appropriate standards. <p><i>Timing/Implementation:</i> Prior to approval of subsequent approvals on non-participating properties <u>rezone request</u></p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services</p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.10.1b In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil indicative of an archaeological midden that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during on-site or off-site construction, all work within 100 feet of the find shall cease and Development Services shall be notified. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards shall be contacted to determine if the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist. The discovery of human remains shall also be reported to the County Coroner in accordance with Section 7050.5 the California Health and Safety Code, and the Native American Commission for further investigation. If the remains are determined to be Native American, the Native American Commission shall inform the most likely descendent and will determine the appropriate disposition of the remains and grave goods.</p> <p><i>Timing/Implementation: During construction activities</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services</i></p>	
<p>Impact 4.10.2 Development under the Laguna Ridge Specific Plan may cause existing, potentially historically significant structures to be damaged or demolished.</p>	<p>Potentially Significant</p>	<p>MM 4.10.2 Prior to the approval of any rezoning request to remove the "Reserve" overlay designation on the properties that include the buildings at 8533 and 8551 Poppy Ridge Road, a detailed evaluation of the historical significance of the structures at the two sites listed above shall be conducted by the City and funded by the project applicant. If the evaluation is negative (i.e., not historically significant), no further mitigation is required.</p> <p>If the evaluation determines that the two sites are historically significant, the subsequent development project shall be redesigned to avoid the building site(s). The building site(s) will be deeded to a non-profit agency to be approved by the City for the maintenance of the site(s). If avoidance is determined to be infeasible by the City, all required documentation (in</p>	<p>Less Than Significant</p>

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>addition to the items above) shall be conducted in accordance with appropriate standards:</p> <ul style="list-style-type: none"> • The development of a site-specific history and appropriate contextual information regarding the particular resource; in addition to archival research and comparative studies, this task could involve limited oral history collection; • Accurate mapping of the noted resources, scaled to indicate size and proportion of the structures; • Architectural description of affected structures; • Photo documentation of the designated resources, both in still and video format; • Recordation of measured architectural drawings, in the case of specifically designated buildings of higher architectural merit; and • Any historical significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum. <p>These buildings shall be preserved and relocated off-site.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval subsequent approvals on non-participating properties rezoning request for properties associated with 8533 and 8551 Poppy Ridge Road</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	
Visual Resources			
<p>Impact 4.11.1 Implementation of the Laguna Ridge Specific Plan would alter the plan area's visual character from a rural area to a suburban environment. Views of open areas would be</p>	Significant	None available.	Significant and Unavoidable

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
replaced by views of residential and commercial uses.			
<p>Impact 4.11.2 Implementation of the Laguna Ridge Specific Plan would introduce new sources of light and glare in and around the plan area.</p>	Significant	<p>MM 4.11.2a A lighting plan shall be developed and provided with improvement plans for each subsequent non-residential project to ensure that parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light “spillage” and glare, prohibit the illumination from breaking the horizontal plane, and ensure that lighting not exceed the standard illumination of two-foot candles along the property lines of adjoining land uses. The two-foot candle lighting standard shall also apply to all park and school facilities where stadium lighting may be installed and used.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of improvement plans for all subsequent public and private projects.</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services, Elk Grove Community Services District and Elk Grove Unified School District.</i></p> <p>MM 4.11.2b Non-glare glass shall be used in all non-residential buildings to minimize and reduce impacts from glare. Office and commercial buildings, which are allowed to use semi-reflective glass, must be oriented so that the reflection of sunlight is minimized. This requirement shall be incorporated into the Specific Plan and reflected in subsequent development applications.</p> <p><i>Timing/Implementation:</i> <i>Types of non-glare glass shall be specified on final development plans for subsequent commercial and office projects, and installed prior to building occupancy</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Development Services</i></p>	Significant and Unavoidable
<p>Impact 4.11.3 The Laguna Ridge Specific Plan</p>	Significant	None available.	Significant and

TABLE 2.0-2
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
would change the visual character of the plan area from rural residential to suburban mixed-use along scenic corridor SR-99.			Unavoidable
Impact 4.11.4 Implementation of the Laguna Ridge Specific Plan in combination with other projects would introduce new development into an agricultural area and increase nighttime lighting and glare.	Cumulative Significant	Implement mitigation measures MM 4.11.2a and MM 4.11.2b.	Significant and Unavoidable

3.0 COMMENTS AND RESPONSES

3.1 INTRODUCTION

No new significant environmental impacts, beyond those already covered in the RDEIR, were raised during the comment period and the City of Elk Grove acting as lead agency directed that a FEIR be prepared. Responses to comments received during the comment period do not involve any new significant impacts or “significant new information” that would require recirculation of the RDEIR pursuant to CEQA Guidelines Section 15088.5.

3.2 LIST OF COMMENTORS

**TABLE 3.0-1
COMMENTORS TO THE RDEIR**

Letter	Individual or Signatory	Affiliation	Date
A	Jeff Atteberry	County of Sacramento Sanitation District	07/15/03
B	Wayne A. Lundstrum	SMUD / Property Administrator	08/01/03
C	Rita K. Velasquez	General Manager/Elk Grove Community Services Department	07/24/03
D	Peter Christensen	Air Quality Management District	08/15/03
E	Larry L. Eng	Department of Fish & Game	08/15/03
F	Jeff Pulverman	Department of Transportation	08/18/03
G	Erik Vink	Department of Conservation	08/15/03
H	Darrell K. Eck	Sacramento County Water Agency	08/15/03
I	Marnie Rosenstein	Elk Grove Unified School District	09/18/03
1	Edward R. Gillum	Land Development and Engineering Consulting	07/11/03
2	Bart Christensen	Resident	07/15/03
3	Melinda Backer-Hanford	Resident	07/23/03
4	Walter Hoppe	Resident	07/25/03
5	Bart Christensen	Resident	07/18/03
6	Stephen M. Hicks	Meritage Homes of Northern California	07/29/03
7	Ms. Backer Hanford	Resident	06/24/03
	Bart Christensen	Resident	06/24/03
	Jane Clark	Resident	06/24/03

3.3 COMMENTS

Written comments on the RDEIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, each commentor and issue that has been raised has been assigned a number. Responses are coded to correspond with codes used in the margin of the comment letters. Where changes to the RDEIR text result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, strike out for deleted text). Comments that present opinions about the project or raise issues not directly related to environmental issues are noted without response.

Comment-initiated and minor staff text revisions to the RDEIR are also provided and are demarcated with revisions marks in Section 4.0 (Minor Edits to the RDEIR) of this document.



Letter A

July 15, 2003
E225.000

10248 Armstrong Avenue
Nutter
California
95658
Tel: (916) 876-6000
Fax: (916) 876-4160
Website: www.csd1.com

Patrick Angell
City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758

Dear Mr. Angell:

Subject: Laguna Ridge Plan Project Draft Environmental Impact Report (EIR)

County Sanitation District 1 (CSD-1) has reviewed the subject documents and has no comments. The District has no objection to the City of Elk Grove determining that the EIR is complete and adequate.

A-1

If you have any questions regarding these comments, please call me at 876-6094.

Very truly yours,

Jeff Atteberry, P.E.
Local Sewer Engineering

Board of Directors

County of Sacramento

- Roger Dickinson
- Illa Collin
- Muriel P. Johnson
- Roger Niello
- Don Nottoli

City of Sacramento

Heather Fargo

City of Folsom

Kerri Howell

City of Citrus Heights

Jeannie Bruins

City of Elk Grove

Sophia Scherman

JA:ds

cc: Christoph Dobson

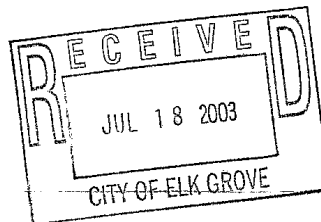
Warren H. Harada
Agency Administrator

Robert E. Shanks
District Engineer

Marcia Maurer
Chief Financial Officer

Wendell H. Kido
District Manager

Mary K. Snyder
Collection Systems Manager



angell071503.ltr.doc

Letter A: Jeff Atteberry, County of Sacramento Sanitation District 1

Response A-1

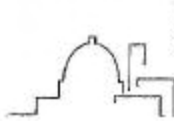
The commentor acknowledged receipt of the RDEIR and had no comments regarding the adequacy of the document; therefore, no further response is required.

3.0 COMMENTS AND RESPONSES

AUG-01-2003 FRI 04:11 PM CITY OF ELK GROVE

FAX NO. 916 691 6411

P. 04



SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT
The Power To Do More.™

P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

July 31, 2003

Letter B

City of Elk Grove
Planning Commission
Attn: Patrick Hume, Chairman
8400 Laguna Palms Drive
Elk Grove, CA. 95758

RECEIVED BY

AUG - 1 2003

ELK GROVE
PLANNING DEPARTMENT

SUBJECT: LAGUNA RIDGE SPECIFIC PLAN

In our review of the Laguna Ridge Specific Plan Revised Draft Environmental Impact Report we found that comments in our letter of December 11, 2001, a copy of which is enclosed, had not been integrated into the report. We would appreciate if the final report would reflect our comments and how they will be addressed.

B-1

There are some updates of information we believe should be reflected in the final document. In section 4.6.8.3 it estimates the projected electrical load at for the area at 23.7 MW. The latest projected load at build-out will be 79 MW, which will have a significant impact on SMUDs ability to supply and distribute power to the area.

B-2

Along with the new electrical substation located at the northwest corner of Poppy Ridge and Bruceville Roads and the proposed new overhead 69 Kv power line approved to be constructed within the median of Bruceville Road that were approved under the East Franklin Plan, it will be necessary to construct a new electrical distribution substation in the vicinity of Poppy Ridge Road and Big Horn Boulevard within the "Commercial Mixed Use Zoning" area near existing or planned overhead 69 kV power lines. The site required by SMUD must provide a 150-foot by 150-foot of net usable area. We require as a condition of any map or plat in that area with CMU zoning that the property owners/developers of those parcels contact SMUD at the onset of their planned development to coordinate efforts to determine the most suitable site for this substation.

B-3

In order to support the new substation it will be necessary for SMUD to construct an overhead 69 Kv power line along the north side of Poppy Ridge Road from Bruceville Road to Stockton Boulevard. The final documents should reflect this and all developers along the route should be required to disclose this to potential purchasers. Developers must also dedicated any public utility easement along Poppy Ridge Road for overhead and underground electrical and communication facilities. It will also be necessary for all the owners/developers within the Laguna Ridge area to dedicate public utility easement adjacent to any road, street, etc., for underground electrical facilities to accommodate the 12kv electrical distribution system.

B-4

DISTRICT HEADQUARTERS • 6201 S Street, Sacramento, CA 95817-1899

AUG-01-2003 FRI 04:11 PM CITY OF ELX GROVE

FAX NO. 916 681 6411

P. 05

In Table 4.11-1 there is some confusion concerning the agreed upon policies on undergrounding various SMUD electrical lines. SMUD's standard policy is to place 12kv distribution lines underground within urban and suburban subdivisions. Overhead 12 kV lines serve rural areas. Transmission lines of 115 kV and up are place on overhead poles or towers. However It is necessary that all parties understand that 69 kV lines (sub-transmission lines that connect our substations) are also, under SMUD policy, placed overhead. Should a district or developer wish to have these lines placed underground they would be responsible for the difference in cost between the standard overhead cost and undergrounding cost.

B-5

I note that our previous letter did not mention the existing overhead 69 kV power line along Stockton Boulevard. Should Stockton Boulevard be relocated the maps or plats that border the area must be conditioned to dedicate overhead easements to SMUD to cover any relocation of the line.

B-6

I want to thank you for taking the time to review these matter and we look forward to working with the Planning Commission throughout the approval process on this EIR and the various maps that will comprise the Laguna Ridge area.



Wayne A. Lundstrum
Property Administrator
Real Estate Services
(916) 732-5332
(916) 732-6008 fax
wlundst@smud.org

cc: EG Planning Division
SMUD planning

AUG-01-2003 FRI 04:12 PM CITY OF ELK GROVE

FAX NO. 916 681 6411

P. 06



P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

December 11, 2001

City of Elk Grove
Planning Division
Attn: Patrick Angell
8400 Laguna Palms Way
Elk Grove, CA. 95758

Subject: Laguna Ridge Specific Plan Draft EIR

Thank you for the opportunity to comment upon the Laguna Ridge Specific Plan Draft EIR. Our general comments regarding this Plan are that it will generate a significant impact upon the facilities of the Sacramento Municipal Utility District (SMUD). Based upon the projected 7,391 dwelling units and 3,735,694 square feet of commercial office space, it is estimated that the electrical demand will be in a range from 45 to 70 MW for this project. Mitigation of this impact would be to require the construction of an overhead 69kV line along the west side of Bruceville Road, between Kammerer Road and Elk Grove Boulevard as presented and included in the East Franklin Specific Plan and it's corresponding EIR along with the construction of a 69/12kV substation at the northwest corner of Bruceville and Poppy Ridge Roads also cited in said plans. For the Laguna Ridge area there is a planned overhead 69kV line to be constructed along the north side of Poppy Ridge Road easterly from Bruceville Road to West Stockton Boulevard. Also a new electrical distribution 69/12 kV substation is proposed in the vicinity of Poppy Ridge Road and Big Horn Blvd within the (CMU) Commercial Mixed Use Zoning area as shown on Figure 4-1.

To accommodate the new proposals it will be necessary for all the developers along the north side of Poppy Ridge Road to dedicate the 12.5-foot Public Utility Easements and/or Landscape Easements/Lots for overhead and underground facilities and appurtenances. We also require that a parcel of land approximately 145-feet by 145-feet be designated for the proposed Electrical Substation to be acquired by the Sacramento Municipal Utility District. This substation site must be shown on all appropriate maps. Various underground distribution lines will have to be constructed from these substations throughout the project to meet its electrical needs. Therefore we ask that a 12.5-foot Public Utility Easement and/or Landscape Easements/Lots adjacent to all public and private roads be dedicated for underground utilities and appurtenances on all proposed maps within the area. We also ask that any private roads be dedicated for underground facilities and appurtenances.

FILE COPY

Updated Prop/Action/EIR/LagunaRidgeSpecPlan/Comments

DISTRICT HEADQUARTERS • 6201 S Street, Sacramento, CA 95817-1899

AUG-01-2003 FRI 04:12 PM CITY OF ELK GROVE

FAX NO. 916 691 6411

P. 07

The owner/developer must disclose to future/potential owners the existing or potential 69 Kv electrical lines and the electrical distribution substations locations.

It is SMUD's policy that if a property owner, developer, or other agency desires that the 69kV sub-transmission lines be replaced with an underground cable system, that the property owner, developer, or other agency would pay for the cost differential between the overhead and underground systems.

Customers requiring a very large amount of power (in excess of three MVA) may have to purchase the power at sub-transmission voltage. In these instances, extra facilities may have to be installed by the customer to minimize their impact upon the electrical system. Customers with special load conditions (large motors, frequently started motors, etc.) may have to purchase additional facilities to minimize their impact upon the electrical system, regardless of their power or voltage requirements. Customers requiring more than one electrical source for their service (throw-over service) will have to pay for the complete cost to provide that additional service. The desire or need for this type of throw-over service should be made to SMUD as soon as possible, so that the design of the system can be incorporated into the overall layout of the project. Once construction of the electrical infrastructure has begun, it will be very difficult or impossible to incorporate the request for throw-over service.

SMUD must have access at all times to its facilities for maintenance and emergency situations. If SMUD facilities are to be located within a gated community or secured area, provisions must be made for access by SMUD personnel.

As with the compilation of any document of this size, some minor errors and omissions will occur. Following are specific comments to sections of the Draft EIR:

- On page 4.6-61, it states that "The additional customers would require approximately 21 MW of electricity.." This should be changed to "The additional residential and commercial customers will add approximately 45 to 70 MW of electrical demand to SMUD's system."
- On page 4.6-61, there is the statement: "Thus, the project would pose a **less than significant** impact to the availability of electrical service." As stated in the first paragraph above, the Laguna Ridge Specific Plan project will create a significant impact to the local electrical system unless the mitigation measures stated above are enacted.
- On page 4.6-62 and on 5-27, the statement of "**less than significant**" is used to describe the cumulative impact to the electrical system. As stated in the first paragraph on page one above, the Laguna Ridge Specific Plan project will create a significant impact to the local electrical system unless the mitigation measures stated above are enacted.

J:\p02\at1\PropAdmin\EIR\LagunaRidgeSpecPln.Comments 2

3.0 COMMENTS AND RESPONSES

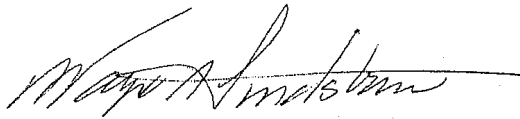
AUG-01-2003 FRI 04:13 PM CITY OF ELK GROVE

FAX NO. 916 691 6411

P. 08

- On page 32 of Appendix 4.5, there is a statement that "on the north side of Elk Grove Boulevard (powered at 60kV with a 12kV ...". The value of "60" should be replaced with "69", so that it will read "on the north side of Elk Grove Boulevard (powered at 69kV with a 12kV..."

If you have any questions regarding the requirements, comments and/or conditions as requested I can be contacted at (916) 732-5332.



Wayne A. Lundstrum
Property Administrator
Real Estate Services
Wlundst@smud.org

CC: R.Knierin
T.Lyons
K.Knouerk

J:\pc\data\PropAdmin\EIR\LagunaRidgeSpecPln.Comments 3

Letter B: Wayne A. Lundstrum, SMUD / Property Administrator, Real Estate Services

Response B-1

The commentor acknowledged receipt of the RDEIR and indicated that their comments in a previous letter dated 12/11/01 had not been integrated into the RDEIR. The commentor would like the final report to reflect the additional information. It appears the commentor has restated their initial comments regarding an additional electrical substation and overhead lines in this letter.

In response to the commentors concerns, each point will be evaluated and discussed in the following responses.

Response B-2

The commentor's concerns regarding the electrical load requirements are noted. In section 4.6.8.3, the estimated electrical load for the project area is 23.7 MW. The commentor suggests that the updated load at build-out will be 79 MW. Given the above figures, the load at build-out would not present a significant impact on SMUDs ability to supply and distribute power to the area. The methodology for SMUD's MW per unit/sq.ft determination was unable to be obtained or verified during this review period. However, the following text changes are made to the RDEIR.

- Page 4.6-71, under: "Project Impacts and Mitigation Measures" is modified as follows:

"The proposed project is within the Sacramento Municipal Utility District (SMUD), which is the sole provider for electricity within the plan area. The proposed project would add approximately 7,826 additional residential customers to the SMUD service area. The additional customers would require approximately ~~23.7~~ 79 MW of electricity (~~3,300 customers / 10 MW X 7,826 customers~~)."

SMUD's load growth forecasts for the Mid Region estimates an annual growth rate of 12.3 MW. The 2000 peak demand for Area D (which encompasses the City of Elk Grove Planning Area) was 588.7 MW, with thirty of the fifty-eight substation transformers being loaded greater than 80 percent of their nameplate rating. At present rates of growth, the demand in Area D is projected to be 814.6 MW by 2005. To accommodate the projected growth, numerous load transfers between existing and proposed substations will be required. As a result, four new substations will be built within the next five years to keep pace with current growth. Additionally, SMUD is constructing the Cosumnes Power Plant (CPP), which is a 1000 MW natural gas power plant, to ensure supply availability and reliability. The CPP will begin commercial generation in late 2005. SMUD has adequate electrical supply to accommodate the growth proposed under the Elk Grove General Plan and does not anticipate any facility or other service problems (City of Elk Grove, 2003). In general, fee-based utilities and services, such as gas, electric, and telephone would provide for the proposed development through capital improvements based on service fees. Therefore, less than significant impacts are anticipated.

Response B-3

The commentor's concerns regarding the construction of the new electrical substation located at the northwest corner of Poppy Ridge and Bruceville Roads and the proposed new overhead 69Kv power line within the median of Bruceville road, a new electrical distribution substation in the vicinity of Poppy Ridge Road and Big Horn Boulevard within the Commercial Mixed Use Zoning area are noted. In fact, Section 4.6.8.3 "Project Impacts and Mitigation Measures" of the

3.0 COMMENTS AND RESPONSES

RDEIR, specifically denotes these points and deems that the extension is not expected to result in any significant environmental impacts that were not addressed in the RDEIR associated with development of the entire plan area.

The commentor indicates that an electrical substation in the vicinity of Poppy Ridge Road and Big Horn Boulevard within near existing or planned overhead 69kV power lines and an overhead 69kV power line along the north side of Poppy Ridge Road from Bruceville Road to Stockton Boulevard will need to be constructed to serve the project. The substation and overhead power line would be conditions of project approval and would not result in significant environmental impacts beyond what has already been addressed in the RDEIR associated with plan area development. Thus, the project would not pose a significant impact to the availability of electrical service.

Response B-4

The commentor expresses general concerns as to SMUD’s need to construct overhead 69 Kv power lines to access the new substation, as well as the need to disclose easement rights for overhead and underground electrical and communication facilities. Individual tentative maps would be conditioned to provide easements necessary for public services, including SMUD’s overhead lines at the time the projects move forward. SMUD would be contacted concerning each project and SMUDs conditions would be incorporated into the conditions of approval and considered by the Planning Commission and/or City Council. The environmental effects of site development (including the provision of infrastructure) have been addressed in the RDEIR.

Response B-5

The commentor provides information regarding Table 4.11-1 undergrounding various SMUD electrical lines. The following correction is made to the RDEIR.

- Table 4.11-1, page 4.11-10, the following corrections apply:

**TABLE 4.11-1
GENERAL PLAN LAND USE AND SCENIC ELEMENT POLICY CONSISTENCY**

General Plan Policies	Consistency with General Plan	Analysis
Policy LU-32: Reduce the unsightly appearance of overhead and aboveground utilities.	Yes	The Laguna Ridge Specific Plan requires that all new electrical and telecommunication services, excluding primary transmission (<u>69Kv, 115 Kv and up</u>) lines and substations, be installed underground. <u>Overhead 12 Kv lines serve rural areas.</u> The guidelines and standards for utilities further require the "undergrounding" of existing overhead facilities to the extent practical. <u>If a district or developer wishes to underground the lines, they would be responsible for the difference in cost between standard overhead and undergrounding cost.</u>

Response B-6

The commentor notes that should Stockton Boulevard be relocated, the maps or plats that border the area must be conditioned to dedicate overhead easements to SMUD. See Response C-3 concerning the conditioning of future projects to provide easements to SMUD.

JUL 24 2003 2:57PM

ELK GROVE CSD

9166855216

p. 2



ELK GROVE COMMUNITY SERVICES DISTRICT

Fire ■ Emergency Medical Services ■ Parks & Recreation

ADMINISTRATIVE SERVICES DEPARTMENT

8820 Elk Grove Blvd., Suite 1, Elk Grove, CA 95624
(916) 685-7069 ■ (916) 685-5216 fax ■ www.egcsd.ca.gov

Letter C

July 24, 2003

City of Elk Grove
ATTN: Patrick Angell
Development Services
City Hall
8400 Laguna Palms Way
Elk Grove, CA 95758

RE: Laguna Ridge Specific Plan Project

Dear Mr. Angell:

Following are comments from the Elk Grove Community Services District to the Laguna Ridge Specific Plan project.

FIRE SERVICES

- Page 4.6-43 4.6.4.1, 1st paragraph, 2nd sentence should read: The Elk Grove Community Services District service area... C-1
All bullets should read: Elk Grove Community Services District Fire Station...
- Page 4.6-44 Delete third bullet, as this is a repeat of the previous bullet. C-2
- Page 4.6-47 Last paragraph; even if there is advanced funding for the construction of a station, until sufficient property tax revenues are generated to staff the station, service would need to be provided by existing stations and personnel. C-2
Last paragraph; 2nd sentence; ...projects proposed within the Elk Grove Community Services District Fire District Department...
- Page 4.6-50 From preceding page and top of this page; "Revenue generated by sales tax to the City's and County's General Funds would be available to fund operational costs if so desired by the City Council and Board of Supervisors. All development projects...would pay development fees to cover their share of the cost to provide facilities, equipment, and services..." Funding for operation of a fire station is provided through property tax and other revenues received by the Elk Grove Community Services District. Development fees only pay for the infrastructure, not personnel or operational costs. C-3
- Page 5.0-47 "Fire Protection Services", last sentence should read: The South Laguna Public Facilities Fee Program would provide for the financing of fire and emergency services infrastructure for new development. *The fee program does not pay for operational costs.* C-4

ELK GROVE COMMUNITY SERVICES DISTRICT

"Your Independent Local Government Agency Providing Parks, Recreation, Fire Protection and Emergency Medical Services"

Mr. Patrick Angell
 RE: Laguna Ridge Specific Plan
 July 24, 2003
 Page 2

Page 5.0-47 "Cumulative Impacts and Mitigation Measures", should read: Elk Grove Community Services District Fire Department, not Fire District. Also, the sentence which reads: "Revenue generated by sales tax to the City's and County's general funds would be available to fund operational costs if so desired by the City Council and Board of Supervisors." is confusing since EGCS D property taxes and other EGCS D revenues fund the operations of the Fire Department. C-5

PARKS SERVICES

Page 2.0-64 MM 4.6.7.1 should read: Project applicant should meet the parkland dedication requirement to provide for 5.0 acres of parkland per 1,000 people through parkland dedication within the LRSP area ~~and/or the payment of in-lieu fees~~. Otherwise the impact will continue to be Potentially Significant. C-6

Page 3.0-7 Last bullet, Parks and Parkway Linkages. Amount of parkland is different than that stated on page 4.6-67 under On-Site Impacts. C-7

Page 4.6-63 Sub title "Elk Grove Community Services District", 1st paragraph, 2nd and 3rd sentences should be replaced with: The EGCS D currently administers 524.44 acres of parkland. 453.57 acres are within the City limits. The District also administers 149 acres of medians and landscape corridors. Total acreage administered by the District is 673.44. C-8

2nd paragraph should read: The largest park within the City limits administered by the District is the Elk Grove Park, which is 122+ acres in size.

Sub title "County Parks" needs to be revised to reflect that the County has turned Elk Grove Park over to the EGCS D to administer.

Page 4.6-64 Policy PRO-2, column titled analysis; should reflect that the District does not give Quimby credit for parkways. The park land requirement should be met in its entirety through land dedication not a combination of dedication and fees. C-9

Policy PRO-4, there is a conflict with the proposed park site located on the northerly boundary of the proposed high school-middle school site. The park site proposed does not meet the District's policy for acceptable land dedication. Specifically, the District will not accept land with vernal pools, wetlands, lakes, ponds, etc. for parkland dedication requirements. The proposed site falls within the unacceptable guidelines. Staff recommends that this site (acre for acre) be added to the acreage for the proposed community park site located south of Poppy Ridge Road. C-10

Page 4.6-65 Policy PRO-10, should read: Dedication of land for trails and parkways... C-11

Page 4.6-65 Policy PRO-10, should read: Dedication of land for trails and parkways... C-12

Policy PRO-12 references PRO-6; however there is no PRO-6 in this document. C-13

Page 4.6-66 "Park Standards", 3rd paragraph. The EGCS D Master Plan does not state 3.84 acres in land and the remaining 1.16 acres in fees. EGCS D requires all Quimby requirements be met through land dedication, not a combination of dedication and fees. C-13

Page 4.6-67 "Methodology", should read: Evaluation of park (not fire) service impacts... C-14

Jul 24 2003 2:57PM ELK GROVE CSD

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p. 4

Mr. Patrick Angell
 RE: Laguna Ridge Specific Plan
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 Page 3

- Page 4.6-67 Impact 4.6.7.1, 1st paragraph. The proposed neighborhood park site located adjacent to the high school is not acceptable per District's standards discussed previously. Therefore, until this issue is resolved, the project does not meet the parkland requirements.

C-15
- Page 4.6-68 2nd paragraph, six lines down should read: Currently, the Elk Grove Community Services District Parks District Department.

2nd paragraph, last sentence: ...proposed project would be ~~46~~ 132.2 acres,...

"Cumulative Setting, Impacts and Mitigation Measures." This section gives the illusion that Quimby will provide adequate parkland. This is not correct. The problem we face is that there are many smaller developments resulting in tiny park sites which do not meet the need for facilities. If there was a way to delineate a site that traversed, let's say three developments so that the park site could be in a corner where the developments joined, that would result in a larger park site that would accommodate needed facilities. The benefit of this strategy is that the District could acquire a larger site by having each developer contribute his fair share according to Quimby. Further mitigation is necessary.

C-16

C-17

C-18
- Page 6.0-19 g) Parks and Recreation The sentence reading: "As indicated in Section 4.6.7, Parks and Recreation, of the Draft EIR the applicant is required to pay an in-lieu fee to cover the cost generated by the increased demand for park and recreation facilities." Per our previous comment, the EGCSO requires all Quimby requirements be met through land dedication, not a combination of dedication and fees.

C-19
- Other issues: Request the 17.7 acre park site proposed north of the high school be eliminated and that that 17.7 acres be added to the proposed 37.6 acre community park site for a total site acreage of 54.4 acres. In addition, under Quimby the LRSP has a 132.2-acre requirement (per Table 3.0-1, Page 3.0-6) of which the applicant is proposing to dedicate 85.6 acres, which would require an additional 46.6 acres in fees. Based on EGCSO Policy, the District would propose to take the 46.6 acres in land rather than fees. This additional acreage of land would be an adjunct to the community park site. This would result in a 101-acre community park site.

C-20

Thank you for the opportunity to comment. Please contact me should you have any questions or wish to discuss these comments.

Sincerely,

 Rita K. Velasquez
 General Manager

- cc: Elk Grove Planning Commissioners
 Elk Grove City Council Members
 John Danielson, City Manager
 David Storer, Assistant City Manager
 Christine Crawford, Planning Manager
 EGCSO Board of Directors
 David Wigginton, EGCSO Administrator of Parks/Rec
 Keith Grueneberg, EGCSO Fire Chief

3.0 COMMENTS AND RESPONSES

Letter C: Rita K. Velasquez, General Manager – Elk Grove Community Services District

Response C-1

The commentor provides information regarding Section 4.6.4 Fire Services and information contained thereto as noted in the RDEIR. The following correction is made to the RDEIR regarding Fire Services:

- RDEIR page 4.6-43, Section 4.6.4.1 1st paragraph, 2nd sentence is modified as follows:

“Fire protection service is provided to the project area by the Elk Grove Community Services District Fire Department. The Elk Grove Community Services District service area is supported by six fire stations, with the addition of Fire Station 76 at 8545 Sheldon Road (between SR-99 and Elk Grove-Florin Road) in 2002.”

Response C-2

The commentor provided revisions for bulleted items on pages 4.6-43 and 4.6-44

- RDEIR pages 4.6 - 43 and 4.6 - 44, the bullets are revised as follows:
 - “Elk Grove Community Services District Fire Station 71 is located at 8760 Elk Grove Boulevard and is approximately 0.57 miles east of the plan area. This station maintains a minimum of five personnel, 24 hours a day. The primary equipment at this station includes a rescue pumper, grass unit, reserve structure pumper and a paramedic ambulance.
 - Elk Grove Community Services District Fire Station 72, located at 4011 Hood Franklin Road, #B, is being relocated to a site within the East Franklin Specific Plan area. This station will provide fire, swift water rescue, and emergency medical services. Minimum staff at this station will include three personnel, 24 hours per day. Primary equipment at this station will include water tender-pumper, grass unit, swift water rescue boat, and a reserve paramedic ambulance.
 - Elk Grove Community Services District Fire Station 73 is located at 9607 Bond Road, approximately 2.78 miles northeast of the plan area. This station provides fire, emergency medical and ambulance transport services. This station also maintains a minimum of five personnel, 24 hours per day. Primary equipment at this station includes a water-tender pumper, grass unit, and a paramedic ambulance.
 - Elk Grove Community Services District Fire Station 74 is located at 6501 Laguna Park Drive, approximately 0.74 miles northwest of the plan area. This station provides fire, rescue, emergency medical, and ambulance transport services. Minimum staffing at this station includes six personnel, 24 hours per day. Primary equipment at this station includes a 105-foot aerial ladder truck, urban interface combination grass/structure pumper, and a paramedic ambulance.
 - Elk Grove Community Services District Fire Station 75 is located at 2300 Maritime Drive, approximately 3.35 miles northwest of the plan area. This station provides fire and emergency medical services. Minimum staff at this station includes three personnel, 24 hours a day. Primary equipment located at this station includes structure pumper, grass unit, heavy foam unit, and a breathing apparatus air compressor refill unit.

- Elk Grove Community Services District Fire Station 76 is located at 8545 Sheldon Road. This station provides fire and emergency medical services. Staff at this station includes three personnel, 24 hours per day. Primary equipment located at this station includes a structure pumper and grass unit.
- ~~Elk Grove Community Services Fire Station 76 is located at 8545 Sheldon Road. This station provides fire and emergency medical services. Staff at this station includes three personnel, 24 hours per day. Primary equipment located at this station includes a structure pumper and grass unit.~~
- Elk Grove Community Services District Fire Station 78 is proposed to be constructed approximately one mile southeast of the Plan Area on Kammerer Road in the vicinity of the Lent Ranch project. This station is not currently planned for construction for several years."

The commentor provides information regarding construction and staffing of the proposed new station. Information provided by the commentor is consistent with the description of services provided in the RDEIR on page 4.6-47, "The proposed on-site fire station (#77) has yet to be designed and funded, and it is not expected to open for several years after the proposed project has begun development. Until the time that the new station is constructed and staffed, existing fire stations in the area would cover the project."

The commentor is referred to Response to Comment C-5 regarding text changes to RDEIR page 4.6-49 and 5.0-47.

Response C-3

The commentor indicates the funding for operation of a fire station provided through property tax and that development fees only pay for infrastructure.

- RDEIR pages 4.6-50 and 5.0-47, are revised as follows:

"All development projects would be required to meet all Uniform Fire Code requirements, would pay development fees to cover their share of the infrastructure cost ~~to provide facilities, equipment, and services~~, and would generate revenue to fund ongoing service_r. Significant impacts to ongoing fire protection and emergency services would not be expected. Therefore, cumulative impacts to fire service would be **less than significant**."

Response C-4

The commentor specifies funding for financing fire and emergency services infrastructure.

- RDEIR page 5.0-47, paragraph 1 under Fire Protection Services is modified as follows:

"The South Laguna Public Facilities Fee Program would provide for the financing of fire and emergency services infrastructure for new development."

Response C-5

3.0 COMMENTS AND RESPONSES

The commentor provides a correction regarding the title of the Fire Department and indicates the source of operations financing for the Fire Department.

- RDEIR pages 4.6-50 and 5.0-47, paragraph 2 under Fire Protection Services/Cumulative Impacts and Mitigation Measures is modified as follows:

"If the Elk Grove Community Services District Fire Department ~~District~~ service area builds out consistent with the City's Draft General Plan and the Sacramento County General Plan, a significant impact on the current level of fire protection services provided by the District would occur unless the equipment and personnel resources were to increase proportionately. It is assumed that other projects proposed within the Elk Grove Community Services District Fire Department ~~District~~ would receive the same level of review as the proposed project. Assuming the City of Elk Grove supports the creation of similar infrastructure finance plans in its new growth areas and each future applicant pays the development fee in effect at the time their project is approved, then the level of fire protection service would increase to keep pace with the increased demands. Revenue generated by Elk Grove Community Services District property taxes and other revenue sources fund operational costs of the Fire Department. ~~sales tax to the City's and County's General Funds would be available to fund operational costs if so desired by the City Council and Board of Supervisors.~~"

Response C-6

The commentor's concern regarding the parkland requirement to provide for 5.0 acres of parkland per 1,000 people through parkland dedications within the LRSP area is noted. However, MM 4.6.7.1 allows for parkland dedications and/or payment of in lieu fees consistent with the Elk Grove Community Services District Master Plan which states, "The Plan establishes a Land Dedication acreage requirement of 3.84 acres per 1,000 population for community active use parks and an additional 1.16 acres for District wide facilities."

In order to further understand District wide facilities, the plan also defines District wide Facilities as, "District-wide facilities are those recommended to meet District recreation demand which cannot be met at Community Active Use Parks. Land for these facilities shall be acquired at a rate of 1.16 acres per 1000 population. In-lieu fees are also acceptable in meeting this. Even though some District-wide Facilities are planned to be located at Community Active Use Parks, the District should acquire park land in total at a rate of 5.0 acres per population."

The Quimby Act (CA Govt. Code Section 66477) can be used to acquire most parkland required through land dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents. District-wide facilities of sufficient size and character, however, may be acquired through other sources such as in-lieu fees. In addition, please see Response To Comment C-9. There would be no physical impact on the environment from the payment of fees rather than park dedication. It should be noted that the project design has been modified and now includes approximately 165 acres of parkland, which would exceed the 5.0 acres per 1,000 people standard.

Response C-7

The commentor provides information concerning the inconsistency in the amount of parkland stated in the document. The commentor is referred to Section 2.0 (Executive Summary) of this document regarding modifications to the parkland proposed. None of these parkland changes

would result in new significant environmental effects that have not been addressed in the Revised Draft EIR.

Response C-8

The commentor provides information regarding updated details for EGCSO parkland. These comments are noted, and the following changes are made to the RDEIR.

- RDEIR page 4.6-63, 2nd, 3rd and 4th paragraphs are modified as follows:

“Public parkland within the plan area would be conveyed to and maintained by Elk Grove Community Services District (EGCSO). The EGCSO maintains and operates 52 parks (524.44 acres of parkland) within the Community Services District boundaries. Approximately ~~396.8~~ 453.57 acres of parkland exists within the City limits, which are maintained by either the EGUSD or the County. The District also administers 149 acres of medians and landscape corridors; for a total acreage administered by the District equaling 673.44. The EGUSD maintains a ratio of parkland to population of 5.0 acres per thousand persons. Overall, this ratio is exceeded within the City. However, the population density within the EGCSO service area is concentrated within a few benefit districts, so some districts operate at a parkland deficit relative to the desired parkland to population standard while others contain a large surplus. Most of these facilities are developed and contain amenities, such as children’s play areas, play fields, turf and landscaping.

Elk Grove Regional Park is 122+ acres in size and is located less than one mile northeast of the plan area. The EGCSO owns 38 acres of this park while Sacramento County owns the remaining acreage, and the park is entirely administered by the EGCSO. This park is considered a district-wide community park. Park amenities and recreational facilities include turf and landscaped areas, tot lots/play areas, restrooms, softball fields, parking lot, water slide and youth center.

The second largest park within the City limits administered by the District is of the parks is Kloss Park, which is approximately 22 acres in size. and located approximately four miles northwest of the project site. This park contains turf and landscape, tot lots, play areas, shelters, restrooms, soccer fields, softball fields, youth baseball fields, horseshoe pits and picnic areas. This park is considered to be a neighborhood park. There are also neighborhood parks closer to (within approximately two miles of) the project site, within the Hampton Village area and north of Elk Grove Boulevard.”

County Parks

Elk Grove Regional Park is 122+127 acres in size and is located less than one mile northeast of the plan area. The EGCSO owns 38 acres of this park while Sacramento County owns the remaining acreage, and the park is entirely which is maintained and operated administered by the County EGCSO. This park is considered a district-wide community park. Park amenities and recreational facilities include turf and landscaped areas, tot lots/play areas, restrooms, softball fields, parking lot, water slide and youth center.

3.0 COMMENTS AND RESPONSES

Response C-9

The commentor's concerns reflecting the fact that the EGCS D does not give Quimby credit for parkways is noted. The analysis is for Policy PRO-2 on page 4.6-64 states " CSD does not accept parkways for Quimby Act requirements in land, requiring the equivalent of 34.5 acres in fees." The commentor is referred to Response to Comment C-6.

Response C-10

The commentor's concerns regarding the potential conflict with the proposed park site located on the northerly boundary of the proposed high school-middle school site is noted. Land area associated with the pond site may be dedicated to the city or another public entity instead of the EGCS D.

Response C-11

The commentor's concerns relating to PRO-10 and its verbiage are noted. However, these are policy statements taken from the Draft General Plan and are presented to analyze the project's consistency with these policies.

Response C-12

The commentor concerns in regards to the reference to PRO-6 are noted. The following correction is made to the RDEIR:

- RDEIR page 4.6-65, Analysis under Policy PRO-12 is modified as follows:

"See Policy PRO-~~6~~5 above"

Response C-13

The commentor's concerns regarding the language in the third paragraph, page 4.6-66 is noted. The EGCS D Master Plan, page 168, states, " The Plan establishes a Land Dedication acreage requirement of 3.84 acres per 1,000 population for community active use parks and an additional 1.16 acres for District wide facilities."

In order to further understand District wide facilities, the EGCS D Master Plan Parkland Acquisition Policy, page 182, states, " District-wide facilities are those recommended to meet District recreation demand which cannot be met at Community Active Use Parks. Land for these facilities shall be acquired at a rate of 1.16 acres per 1000 population. *In-lieu fees are also acceptable in meeting this.* Even though some District-wide Facilities are planned to be located at Community Active Use Parks, the District should acquire park land in total at a rate of 5.0 acres per 1,000 population."

In addition, the EGCS D Master Plan, page 182, states, "Park locations – review acquisition needs on a District wide basis while meeting the needs of each community. The Quimby Land Dedication Ordinance can be used to acquire most parkland required. District-wide facilities of sufficient size and character, however, may be acquired through other sources *such as in-lieu fees.*" The city interprets these policies to allow for in lieu fee payments to meet Quimby requirements. EGCS D's policy to require 5.0 acres land dedication per 1,000 population as opposed to in lieu fees is noted and either interpretation, the City's or EGCS D's, would not result in a substantial environmental impact. It should be noted that the project design has been

modified and now includes approximately 165 acres of parkland, which would exceed the 5.0 acres per 1,000 people standard.

Response C-14

The commentor concerns in regards to the inaccuracy of the word in the methodology paragraph on page 4.6-67 are noted. The following correction is made to the RDEIR.

- RDEIR page 4.6-67, The first sentence in the first paragraph under the heading Methodology is modified as follows:

“Evaluation of potential ~~fire~~ park service impacts of the proposed project was based on consultations with City staff and service providers, review of the Elk Grove General Plan and Zoning Code, and EGCS D requirements.”

Response C-15

The commentor’s concerns on the subject of the proposed neighborhood park site located adjacent to the high school are noted. In addition, please see Response To Comment D-10.

Response C-16

The commentor provides information regarding verbiage needed on page 4.6-68 2nd paragraph, 3rd sentence is noted. The following correction is made to the RDEIR:

- RDEIR page 4.6-68, 2nd paragraph, 3rd sentence is modified as follows:

“Currently, the Elk Grove Community Services District ~~Park~~ Parks District Department standard for park acreage required to serve existing and new residents is 5.0 acres per 1,000 people.”

Response C-17

The commentor suggests an alternate number for the total park acreage, although gives no specific details as to how the new number was derived. A re-calculation of the existing number (116 acres) was performed based on 3.07 persons per unit for conventional housing, 1.8 persons per unit for age restricted housing, and a dedication ration of 5 acres of parkland per 1,000 persons $\{(7,156 \text{ d.u.} \times 3.07 \text{ pph}) + (670 \text{ d.u.} \times 1.8 \text{ pph})\}$ equals 115.88 acres. The resultant figure is consistent with the figure of 116 acres provided in the RDEIR. Since the comment letter was received, the project design has been modified and now includes approximately 165 acres of parkland, which would exceed the 5.0 acres per 1,000 people standard.

Response C-18

The commentor provides information regarding adequate parkland, and the need to allocate larger park sites in order to accommodate facilities is noted. The commentor suggests delineating a site that traverses three developments so that the park site could be in a corner where the developments joined. This would facilitate a larger park site that would accommodate on site facilities.

While the commentor indicates that “tiny park sites” do not meet the need for facilities, the commentor does not indicate what type of acreage or park sites are necessary to meet LRSP’s

3.0 COMMENTS AND RESPONSES

needs beyond those identified elsewhere in the commentors letter. It should be noted that the project design has been modified and now includes approximately 165 acres of parkland, which would exceed the 5.0 acres per 1,000 people standard. None of these parkland changes would result in new significant environmental effects that have not been addressed in the Revised Draft EIR.


Response C-19

The commentor's concerns regarding EGCSO requiring all Quimby requirements be met through land dedication, not a combination of dedication and fees is noted. Please see Response to Comment C-13, C-9 and C-6.

Response C-20

The commentor requests elimination of the proposed 17.7 acre park site and that the 17.7-acre site be added to the proposed 37.6-acre community park site. The commentor also requests that the district receive an additional 46.6 acres of land dedication. It should be noted that the project design has been modified and now includes approximately 165 acres of parkland, which would exceed the 5.0 acres per 1,000 people standard.

AUG-15-2003 FRI 05:32 PM CITY OF ELK GROVE FAX NO. 916 691 8411 P. 02/02
 09-18-2003 08:00am Fran-SAC, METRO AQMD 916 874 4888 T-145 P.002/002 F-488

SACRAMENTO METROPOLITAN

 AIR QUALITY
 MANAGEMENT DISTRICT

Norm Covell
 AIR POLLUTION CONTROL OFFICER

15 August 2003

Letter D

City of Elk Grove
 Attn: Patrick Angell
 Development Services
 City Hall
 8400 Laguna Palms Way
 Elk Grove CA 95758

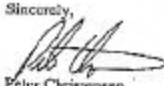
RE: Revised Draft Environmental Impact Report: Laguna Ridge Specific Plan

Dear Mr. Angell:

Thank you for the opportunity to review the Revised Draft EIR for the Laguna Ridge Specific Plan. We offer the following specific comments for your consideration:

<ol style="list-style-type: none"> 1. (Page iii) Several table numbers and page numbers in the List of Tables do not correspond with the actual table in the document. The table identified as "4.2-11 Land Use Comparison" appears to be missing from the document. 2. (Page 4.3-13) Mitigation Measure 4.3.1c, limiting construction vehicles to 15 m.p.h., should apply at all times, not just when winds exceed 20 m.p.h. 3. (Page 4.3-14) Mitigation Measure 4.3.1f should apply to all projects within the Laguna Ridge Specific Plan area. We recommend removing the exemption for projects under 20 acres and less than 400 lbs per day of NOx. 4. (Page 4.3-18, and Appendix 4.3) We recommend defining "lowest emitting commercially available fireplace" as an option of either natural gas fireplaces or woodburning fireplaces meeting the EPA Phase II certification standards for woodstoves. This more specific definition will enable better contractor compliance. 5. (Appendix 4.3) Measure #46 of the Air Quality Plan specifies compliance with the SMUD Advantage program. We recommend including an option to comply with the SMUD Advantage program, or any other energy efficiency package that is at least 25% more efficient than Title 24 standards for residential units. Non-residential buildings should achieve at least 10% greater efficiency than Title 24. 	<p>D-1</p> <p>D-2</p> <p>D-3</p> <p>D-4</p> <p>D-5</p>
---	--

District staff appreciates the opportunity to work with City of Elk Grove staff and the project proponents to reduce the air quality impacts of this project to the maximum extent feasible. If you have any questions regarding these comments, please contact me at 916.874.4886.

Sincerely,

 Peter Christensen
 Mobile Source Division
 cc: John Hodgson

777 12th Street, 5th Floor ■ Sacramento, CA 95814-1600
 916/874-4800 ■ 916/874-4899 fax
 www.airquality.org

3.0 COMMENTS AND RESPONSES

Letter D: Peter Christensen, Air Quality Management District

Response D-1

The commentor’s concerns regarding the Table of Contents, specifically the List of Tables is noted. The following corrections have been made to the List of Tables in the RDEIR:

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Response D-2

The commentor’s concerns regarding Mitigation Measure 4.3.1c, limiting construction vehicles to 15 m.p.h at all times is noted. The following changes are to be made to RDEIR:

- RDEIR page 4.3-13, MM 4.3.1c is modified as follows:

“MM 4.3.1c The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph ~~when winds exceed 20 miles per hour~~. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.

Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.”

Response D-3

The commentor’s concerns regarding Mitigation Measure 4.3.1f, reduction of NOx emissions, and controlling visible emissions are noted. The following changes are to be made to RDEIR:

- RDEIR page 4.3-14, MM 4.3.1f is modified as follows:

“MM 4.3.1f This mitigation measure shall be implemented by all subsequent projects within the Laguna Ridge Specific Plan. An individual project may be exempt from the following mitigation if it is less than 20 acres in size and will generate less than 400 pounds per day of NO_x, as determined by SMAQMD and the City. All other projects (not meeting the two exemption criteria) will be required to implement the following measures.”

Response D-4

The commentor’s concerns regarding the definition of ‘lowest emitting commercially available fireplace’ is duly noted. The following changes are to be made to page RDEIR:

- RDEIR page 4.3-18 is modified as follows:
 - “d. Building Components Measures: install lowest emitting commercially available fireplace (option of either natural gas fireplaces or wood burning fireplaces meeting the EPA Phase II certification standards for woodstoves); install Energy Star labeled roof materials; install category 5 wiring at phone outlets.”

Response D-5

The commentor's concerns regarding Measure 46 of the Air Quality Plan is noted. The following changes the RDEIR:

- RDEIR Section 4.3 Air Quality Operational Impacts, Impact 4.3.2, page 4.3-18 is modified as follows:
 - “ 8. Measures to comply with the AQ-15 to be included in the Specific Plan document include the following:
 - a. Bicycle/Pedestrian/Transit Measures: provide bicycle lockers and/or racks; provide an additional 20 percent of required Class I and Class II bicycle parking facilities; provide bicycle storage at apartment complexes or condos without garages; the plan area is located within ½ mile of existing Class I or Class II bike lane and provides a comparable bikeway connection to that existing facility.
 - b. Parking: provide electric vehicle charging facilities; provide preferential parking for carpool/vanpools.
 - c. Mixed-Use: locate residential development, retail development, personal services, open space, and offices onsite or within ¼ mile; locate parks, school and civic uses within ¼ mile of neighborhoods.
 - d. Building Components Measures: install lowest emitting commercially available fireplace; install Energy Star labeled roof materials; install category 5 wiring at phone outlets.
 - e. Compliance with SMUD Advantage (Tier II) energy standards or any other energy efficiency package that is at least 25% more efficient than Title 24 standards for residential units. Non-residential buildings should achieve at least 10% greater efficiency than title 24.”

3.0 COMMENTS AND RESPONSES

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
SACRAMENTO VALLEY AND CENTRAL SIERRA REGION
701 NIMBUS ROAD, SUITE A
SANCHO CORDOVA, CALIFORNIA 95870
Telephone (916) 358-2800

GRAY DAVIS, Governor

Letter E

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AUG 18 2003



ELK GROVE
PLANNING DEPARTMENT August 15, 2003

Mr. Patrick Angell
City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758

Dear Mr. Angell:

The Department of Fish and Game (DFG) has reviewed the draft Environmental Impact Report (DEIR) for the Laguna Ridge Specific Plan (SCH # 2000082139.) The project consists of a plan to change land uses on approximately 1,900 acres from rural residential and agriculture to a mix of residential, commercial, office, industrial, and recreational land uses. The project is located in the southern portion of the City of Elk Grove in Sacramento County.

E-1

Wildlife habitat resources consist of a large area of agricultural land. Significant natural resources of the project site includes habitat for sensitive and listed species. The following are our comments:

The Biotic section of the DEIR indicates that surveys for sensitive species were conducted in February 2002. Unfortunately, some of the special status species that occupy the project site are not present and/or evident during this time of year. Swainson's hawks are a migratory species that arrives in the project area in late March or April and would not likely be disclosed by a nest survey conducted in February. Similarly, burrowing owl, giant garter snake and special status plants may not be evident during this time of year.

E-2

The disclosure of impacts to biological resources based on the results of surveys conducted during the an inappropriate time of year may lead to a mischaracterization of the impacts and their importance. In addition to the Swainson's hawk nest noted in the DEIR, DFG staff observed active nests within the project site during a survey conducted in the summer of 2003. We found Swainson's hawk nests located near the intersection of Elk Grove Blvd and Bruceville Rd., at the intersection of Bilby and Bruceville Rds, near the new Elk Grove Auto Mall, and at the intersection of Poppy Ridge and Bruceville Roads.

E-3

We recommend that the DEIR be revised to include the results of surveys that were conducted during the appropriate time of year for the species in question including information gathered by the DFG. We have attached a map which shows the

E-4

SCANNED

Mr. Patrick Angell
 August 15, 2003
 Page 2 of 3

locations of Swainson's hawk nests observed during the summer of 2003. Information from DFG files is available to the City of Elk Grove upon request.

E-4

In order to mitigate the loss of Swainson's hawk nesting and foraging habitat by subsequent development projects, the DEIR proposes to require mitigation if nest survey results conducted 30 days prior to construction finds an active nest within 1/2 mile of the project. Mitigation would consist of: "...participation in the City of Elk Grove's Swainson's Hawk Mitigation Fees Ordinance or other methods determined acceptable to CDFG."

E-5

We are concerned with the effectiveness of the proposed mitigation for the State-listed threatened Swainson's hawk. If the required nest search (MM4.8.7b) fails to detect an active nest within 1/2 mile of the project, then presumably, there would be no requirement to mitigate the loss of Swainson's hawk foraging habitat. We feel that this proposal does not adequately mitigate the project's direct, indirect, or cumulative impacts to the Swainson's hawks:

1. The requirement to mitigate the loss of Swainson's hawk foraging habitat is contingent on the results of a survey of active nests within one-half mile of the project site. Presumably, active nests located at a slightly greater distance would not trigger a requirement for mitigation. Research in California has determined that Swainson's hawks forage beyond one mile from their nest, and therefore would be impacted by habitat loss at greater distances.
2. As noted above, the DEIR failed to identify the location of existing active Swainson's hawk nests within the Laguna Ridge Specific Plan area. There are other recent examples (Wincrest Homes, Elk Grove Auto Mall, Elk Grove Commons) of similar failures to disclose the presence of active nests.
3. For these reasons we are concerned that by conditioning mitigation for the loss of foraging habitat contingent on the results of nest surveys conducted 30 days prior to construction, this may result in significant impacts to the Swainson's hawk, and also carries additional risks for "take" under the California Endangered Species Act.

E-6

We are also concerned with the feasibility of the DEIR's mitigation proposal for Swainson's hawks. We are aware that the City of Elk Grove has collected monies as a means of off-setting the loss of Swainson's hawk foraging habitat. These monies were collected in a manner similar to the County of Sacramento's Swainson's Hawk Fee Ordinance Program. However, the County of Sacramento's Program consists of a means of converting fee ordinance funds into habitat for the Swainson's hawk's. The County's program contains an agreement with DFG and The Nature Conservancy which ensures that funds are expended to acquire suitable habitat. The DEIR does not describe how the City of Elk Grove's Swainson's Hawk Mitigation Fee Ordinance will be implemented, nor does it explain how the collection of monies will result in mitigation

E-7

3.0 COMMENTS AND RESPONSES

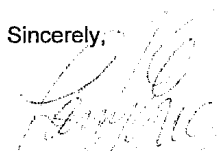
Mr. Patrick Angell
August 15, 2003
Page 3 of 3

that is designed to off-set loss for habitat for the Swainson's hawk. We recommend that the DEIR be revised to include provisions for developing a biologically sound conservation strategy for the Swainson's hawk with an appropriately funded mechanism for protecting preserve lands within the Elk Grove area.

E-7
continued

If the DFG can be of further assistance, please contact Mr. Dan Gifford, Environmental Scientist, at (209) 369-8851, or Ms. Terry Roscoe, Habitat Conservation Planning Supervisor, at 916-358-2382.

Sincerely,



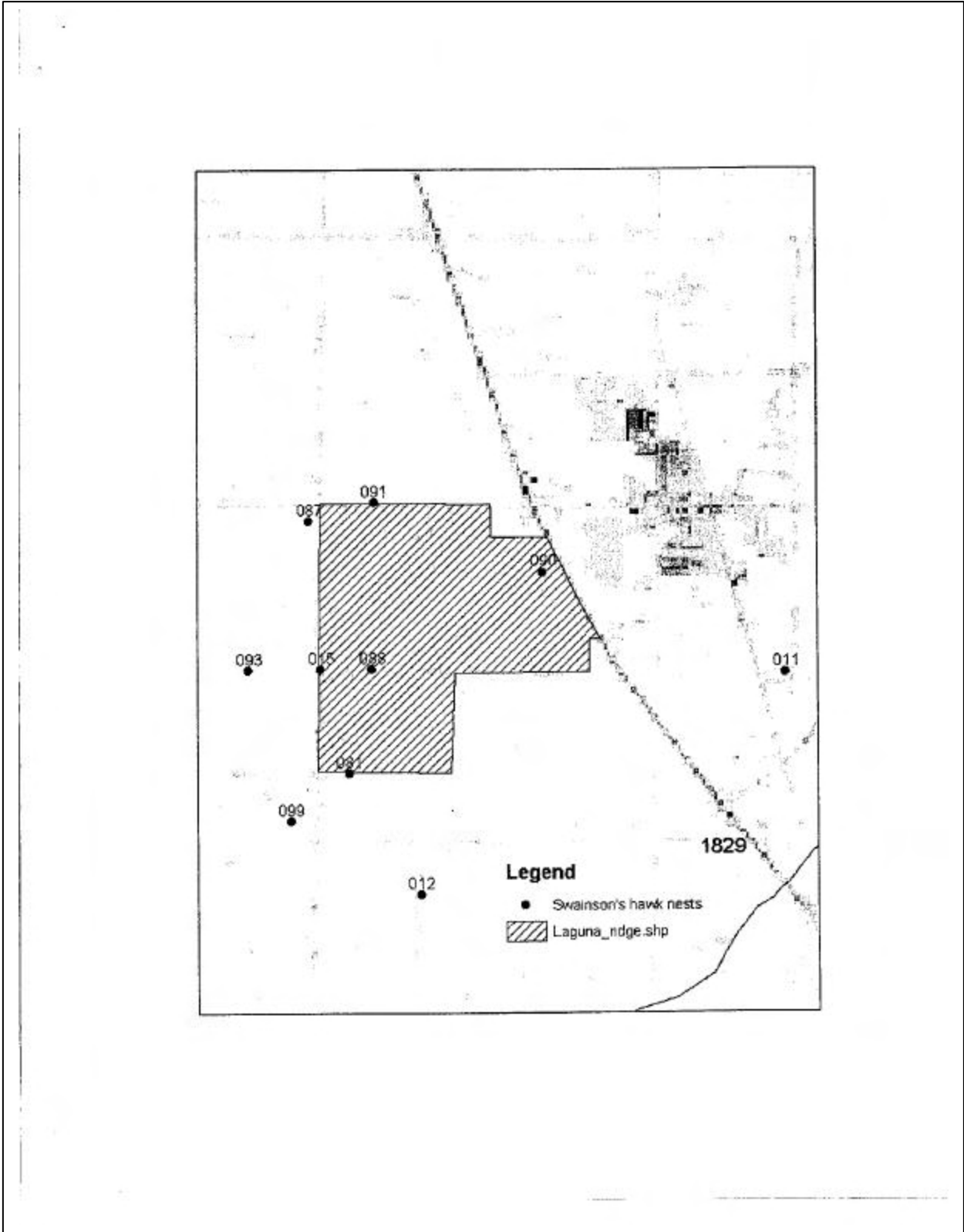
Larry L. Eng, PH.D.
Deputy Regional Manager

Attachment

DG/js

cc: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Ms. Terry Roscoe
Mr. Dan Gifford
Department of Fish and Game
Sacramento Valley – Central Sierra Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670



3.0 COMMENTS AND RESPONSES

Letter E: Larry L. Eng, Department of Fish & Game

Response E-1

The commentor's acknowledges receipt of the RDEIR and identifies the projects scope in regards to land use in the City of Elk Grove. In addition the commentor points out that significant natural resources in the project area includes sensitive and listed species, which are addressed in the RDEIR.

Response E-2

The commentor provides information regarding project surveys for sensitive species needing to be conducted throughout the year, at specific nesting and blooming times. As discussed in the Biological Resources Assessment, April 4 2002 under the Methodology section; Foothill Associates conducted initial surveys of the project site July 15 and July 23rd of 1998, November and December of 2000, January of 2001, and February 2002. In addition, mitigation measures MM 4.8.2a and b, MM 4.8.4a and b, MM 4.8.7a and b and MM 4.8.8a through c require preconstruction surveys to be conducted for Sanford's arrowhead, giant garter snake, Swainson's hawks, burrow owls and other birds and raptors of concern In addition, mitigation measures listed in Table 2.0-1 of this document include measures for mitigating impacts to those species that are identified on-site.

Response E-3

The commentor's concerns regarding the disclosure of impacts to biological resources based on surveys conducted at the inappropriate time of the year and the location of the Swainson's hawks nest are noted. The RDEIR acknowledges under Impact 4.8.7 the site provides Swainson's hawk foraging and nesting habitat. The City is aware of the most recent nesting sites and has met with CDFG to discuss the nesting sites and appropriate mitigation measures. The commentor is referred to Response to Comment E-6 regarding refinement of mitigation measures associated with Swainson's hawk based on consultation with California Department of Fish and Game staff.

Response E-4

The commentor recommends that the RDEIR be revised to include the results of surveys that were conducted during the appropriate time of the year. The RDEIR does reflect the surveys conducted for the plan area and includes specific analysis of Swainsons Hawk habitat nest, location, and foraging habitats. Please see Response To Comment E-3 and revisions to mitigation measures for raptor surveys and foraging habitat under Response To Comment E-6.

Response E-5

The commentor's concerns regarding mitigation of the loss of Swainson's hawk nesting and foraging habitat is noted. The commentor is referred to Response to Comment E-6.

Response E-6

The commentor's concerns regarding the effectiveness of the proposed mitigation for the State-listed Swainson's hawk is noted. As evidenced by the information provided by CDFG, the project site contains active Swainson's hawk nests. Therefore mitigation measure for foraging habitat will be revised to require mitigation at a 1:1 ratio. The commentor also notes active Swainson's hawk

nests at recent construction projects in Elk Grove; City staff has discussed this with CDFG and will revise MM 4.8.7b to require additional surveying in April and May, when Swainson's hawk is likely to establish nests.

- RDEIR, page 4.8-34, MM 4.8.7a and 4.8.7b are modified as follows:

Mitigation Measures

MM 4.8.7a ~~As a condition of approval~~ Prior to the approval of subsequent development (i.e., approval of improvement and construction plans), including offsite improvements, under the Plan, the project applicant shall mitigate the loss of Swainson's hawk foraging and/or nesting habitat by one of the following methods: the City of Elk Grove shall ensure that the following mitigation measures are fulfilled:

- ~~Based on the results of the survey identified in Mitigation Measure MM 4.8.8b, the project applicant shall mitigate the loss of Swainson's hawk foraging and/or nesting habitat by the following methods: participating in the City of Elk Grove Swainson's Hawk Impact Mitigation Fees Ordinance or other methods determined acceptable to CDFG, if active nests are identified between one and ten miles of the project site. Preserve 1.0 acre of similar habitat for each acre lost due to project implementation. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove. If active nests are identified within one mile of the project site, the project applicant and City shall consult with CDFG regarding the appropriate amount of acreage compensation, which may include participation in the City of Elk Grove Swainson's Hawk Impact Mitigation Fees Ordinance and/or additional foraging habitat preservation requirements.~~
- Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the CDFG that includes the preservation of Swainson's hawk foraging habitat.
- Mitigate impacts in compliance with Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

Compliance with this mitigation measure may be fulfilled in combination with the implementation of Mitigation Measure MM 4.1.1 if the CDFG determines that farmland preserved under MM 4.1.1 also qualifies as suitable Swainson's hawk foraging habitat.

Timing/Implementation: Prior to approval of improvement and construction plans.

Enforcement/Monitoring: City of Elk Grove Development Services and CDFG.

3.0 COMMENTS AND RESPONSES

MM 4.8.7b

Prior to any and all subsequent construction activities in the plan area, a Swainson's hawk nest survey shall be conducted. The nest survey shall be conducted during the Swainson's hawk breeding season (March 15 – August 31) and within 30 days of construction activities for a ~~one~~1/2-mile radius of the project site. In addition, a survey of the project site and areas within 500 feet of the project site shall be conducted once in April and once in May. If active Swainson's hawks nests are found within ½ mile of a construction site, the applicant shall consult with the Department of Fish and Game and a qualified biologist shall be retained by the City and funded by the project applicant and clearing and construction shall be postponed or halted until additional nesting attempts no longer occur. If a nest tree is found on the subsequent project site prior to construction and is proposed for removal, then appropriate permits from CDFG shall be obtained and mitigation implemented pursuant to CDFG guidelines.

Timing/Implementation: Prior to construction activities and throughout project construction.

Enforcement/Monitoring: City of Elk Grove Development Services and CDFG

Response E-7

The commentor's concerns regarding the mitigation proposal for Swainson's hawks involving fees collected as a means of offsetting the loss of Swainson's hawk foraging habitat are noted. The City is currently coordinating with CDFG regarding the purchase of Swainson's hawk foraging habitat using fees collected to date. The commentor is referred to Response To Comment E-6.

Sent By: HP LaserJet 3100;

916 323 7669 ;

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Page 2

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 - Sacramento Area Office
Venture Oaks - MS 15
P.O. Box 942874
Sacramento, CA 94274-0001
PHONE (916) 274-0638
FAX (916) 274-0648
TTY (530) 741-4509



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Letter F

August 18, 2003

03SAC0105
03-SAC-99 PM 12 761
Laguna Ridge Specific Plan
Draft EIR/Supplemental

Mr. Patrick Angell
City of Elk Grove
Planning Division
8400 Laguna Palms Way
Elk Grove, CA 95758

Dear Mr. Angell:

Thank you for the further opportunity to review and comment on the Laguna Ridge Specific Plan (LRSP) EIR.

- Our previous comments in our letters of August 15, 2002, February 27, 2002, December 7, 2001 and September 26, 2000 relating to this project's EIR; and additional letters of January 28, 2002, February 5, 2002, and February 27, 2001 regarding the Elk Grove Auto Mall project and Lent Ranch project (copies enclosed) remain applicable to the LRSP. F-1
- Please provide our office with additional traffic impact analysis information, assumptions and input data regarding the State Route (SR) 99 and Interstate 5 freeway mainline findings so that we may validate the Level of Service (LOS) and traffic density findings for both freeways. Our initial analysis indicated significant discrepancies that must be addressed prior to certification of the EIR. We are particularly concerned in that the assumptions regarding the current LOS may have significantly understated existing levels of congestion. F-2
- Mitigation measures for significant traffic impacts should be implemented prior to the impact. Will sufficient funding be provided through the referenced fee program to ensure this occurs? If not, how will the measures be implemented prior to the occurrence of the significant impact? F-3

"Caltrans improves mobility across California"

3.0 COMMENTS AND RESPONSES

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Page 3

Mr. Patrick Angell
August 18, 2003
Page 2

- With regard to the listed mitigation measures, please provide Caltrans with the proposed timing of each improvement involving a State facility. F-4
- With regard to the mitigation measure involving SR 99/Elk Grove Boulevard Interchange modifications that include a loop onramp in the northwest quadrant for acceptable LOS, is sufficient right-of-way available? Will the SR99 southbound offramp be shifted westerly and added right-of-way obtained to accomplish loop onramp construction? F-5
- Did the traffic analysis consider impacts relative to the southbound SR99 ramp geometrics and operation relative to the planned six-lane Elk Grove Boulevard facility? Page 2.0-8 indicates an LOS F condition at the southbound ramp intersection. F-6
- The proposed Poppy Ridge Road Interchange must be a full access interchange, with access both north and south to the freeway and an overcrossing bridge. *TRAFFIC PLAN ANALYSIS* F-7
- How will the City reorient the West Stockton Boulevard alignment within the SPA to accommodate the future expansion of SR99 and preserve this right-of-way? This issue has been brought to the City's attention previously and should be articulated in the LRSP. F-8
- Caltrans concurs with the need to mitigate the I-5/Hood-Franklin Interchange ramp impacts as discussed on Page 2.0-21 of the "Project Impacts and Proposed Mitigation" in Table 2.0-1. F-9
- Caltrans concurs with the need for I-5 northbound and southbound lane additions to the mainline of the freeway between Hood-Franklin Road and Pocket Road as discussed on Pages 2.0-33 through 2.0-38. This will need to be confirmed with the revised traffic information requested above regarding mainline freeway impacts. F-10
- In addition to the detention basins being proposed as mitigation, sufficient right-of-way dedication should be provided for the future ultimate SR99 freeway drainage facilities within the fringe of this SPA area near the West Stockton Boulevard frontage road. F-11
- Local intersection spacing from the ultimate freeway interchanges bordering the specific plan area should be designed to provide acceptable traffic progression. F-12

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Mr. Patrick Angell
August 18, 2003
Page 3

- The construction of soundwalls for noise attenuation is the responsibility of the developer. F-13
- We encourage the City to incorporate circulation strategies within the specific plan area that enhances alternative transportation and reduces reliance on the use of single occupant vehicles (i.e. provide streetscape designs that reduce barriers, provide transit facilities, extend bicycle lane networks, etc.). F-14
- Caltrans supports the integration of new housing units in communities with shops, employment, education and recreation sites with transit access and non-motorized transportation infrastructure to reduce reliance on automobile trips. F-15
- Assembly Bill (AB) 1807 amended the California Environmental Quality Act (CEQA) and Public Resources Code Sections 21081.4, 21081.6 and 21081.7, and mandates that lead agencies under CEQA provide the California Department of Transportation with information on transportation related mitigation monitoring measures for projects that are of statewide, regional, or area wide significance. The enclosed "Guidelines for Submitting Transportation Information from a Reporting or Monitoring Program to the Department of Transportation" (MM Submittal Guidelines) discuss the scope, purpose and legal requirements for mitigation monitoring reporting and submittal, specify the generic content for reports, and explain procedures for the timing, certification and submittal of the required reports. This project under review has impacts that are of regional or area wide significance. Therefore, the enclosed Mitigation Monitoring Certification Checklist form should be completed and submitted to our office when the mitigation measures are approved, and again when they are completed F-16

We look forward to continuing to work with the City regarding the important issues regarding the identification and mitigation of significant impacts to State Route 99 and Interstate 5. Please provide our office with a copy of the

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3.0 COMMENTS AND RESPONSES

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Page 5

Mr. Patrick Angell
August 18, 2003
Page 4

requested traffic analysis back up information. Please contact Ken Champion at (916) 274-0615 if you have any questions regarding these comments.

Sincerely,



**JEFF PULVERMAN, CHIEF
OFFICE OF REGIONAL PLANNING**

Enclosures

c: Katie Shulte Joung, State Clearinghouse
Jeff Clark, Sacramento County Public Works
Ken Hough, SACOG

"Caltrans improves mobility across California"

California Department of Transportation (Department)

**GUIDELINES FOR SUBMITTING TRANSPORTATION
INFORMATION FROM A REPORTING OR MONITORING
PROGRAM TO THE CALIFORNIA DEPARTMENT OF
TRANSPORTATION (DEPARTMENT)**

INTRODUCTION The California Environmental Quality Act (CEQA) as amended on January 1, 2001, by Assembly Bill (AB) 1807, added a new provision to Section 21080.4 of the Public Resources Code (PRC). The provision requires lead agencies to submit Notices of Preparation (NOPs) to the Governor's Office of Planning and Research when they determine that an environmental impact report will be required to approve a project.

The new law also amended PRC Section 21081.7, which now requires that "transportation information resulting from a reporting or monitoring program adopted by a public agency" be submitted to the Department when a project has impacts that are of statewide, regional, or area-wide significance.

Mitigation reporting or monitoring programs are required under PRC Section 21081.6 when public agencies include environmental impact mitigation as a condition of project approval. Reporting or monitoring takes place after approval to ensure implementation of the project in accordance with mitigation imposed during the CEQA review process.

In addition to the requirements listed above, AB 1807 obligates the Department to provide guidance for public agencies to submit their reporting or monitoring programs. Subject to these requirements, the following guidelines have been adopted by the Department.

**PURPOSE OF
THE
GUIDELINES**

The purpose of these guidelines is to establish clear and consistent statewide procedures for public agencies to submit transportation mitigation reporting or monitoring information to the Department. They are to be used by District Intergovernmental Review (IGR) Program Coordinators for identifying the scope and timing of transportation information needed, and to identify the "single point of contact" for transmittal of reporting or monitoring information from the lead agency to the Department.

Mitigation Monitoring Guidelines
February 10, 2003
Page 2

PROCEDURES

The following procedures are intended for use by District IGR Program Managers and Coordinators in directing local lead agencies to comply with PRC Section 21081.7.

- A. The District IGR Coordinator will notify the CEQA lead agency in writing about transportation reporting or monitoring submittal requirements in PRC Section 21081.7 during either "early consultation", the Notice of Preparation (NOP) stage, or the Initial Study (IS) phase of the CEQA review process.
- B. Detailed procedures for the CEQA lead agency to submit transportation reporting or monitoring information to the district should be attached to the district's notification letter. The submittal shall contain the following information:
 1. The name, address, and telephone number of the CEQA lead agency contact who is responsible for the mitigation reporting or monitoring program (see PRC Section 21081.6(a)(1)).
 2. The location and custodian of the documents or other material, which constitute the record of proceedings upon which the lead agency's decision is based (see PRC Section 21081.6(a)(2)).
 3. Assurances from the CEQA lead agency that the Department can obtain copies of the aforementioned documents and materials, if needed, to clarify details or resolve issues related to the mitigation adopted (see PRC Section 21081.7).
 4. Detailed information on impact assessment methodologies, the type of mitigation, specific location, and implementation schedule for each transportation impact mitigation measure included in the reporting or monitoring program (see PRC Section 21081.6(b)). The CEQA lead agency, at its discretion, may submit the complete reporting or monitoring program with the required transportation information highlighted.
 5. A certification section which will be signed and dated by the CEQA lead agency and the Department certifying that the mitigation measures agreed upon and identified in the above checklist have been implemented, and all other reporting requirements have been adhered to, in accordance with PRC Sections 21081.6 and 21081.7.

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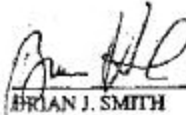
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February 10, 2003
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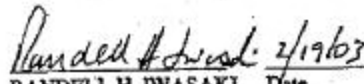
- C. When the project involves encroachment onto a state highway, the certification section will be signed by the District Permit Engineer. The District Permit Engineer will retain one copy of the mitigation reporting or monitoring information for the district permit files, and forward the original document to the District IGR Coordinator. The District IGR Coordinator will forward a copy to the Department's IGR Program Manager.
- D. When the project does not involve encroachment onto a state highway, the certification section will be signed by the District IGR Coordinator. The District IGR Coordinator will retain the original document and forward a copy to the Department's IGR Program Manager.

APPROVED:



BRIAN J. SMITH
Deputy Director
Planning and Modal Programs

7/26/03
Date



RANDELL H. IWASAKI
Deputy Director
Maintenance and Operations

Date

3.0 COMMENTS AND RESPONSES

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916 323 7869 ;

Aug-18-03 5:01PM;

Page 9

**CEQA LEAD AGENCY CERTIFICATION CHECKLIST FORM *
FOR SUBMITTAL OF TRANSPORTATION MITIGATION MONITORING REPORTS**

Project Name: _____

Lead Agency and State Clearinghouse (SCH) File #: _____

Findings & Approval Dates & Document Types: _____

Lead Agency Contact (Name, Title, Agency, Address & Phone): _____

Project Proponent (Name, Title, Company, Address & Phone): _____

For each specific Transportation Related Mitigation Measure associated with this Project,
The following information items are included in the attached materials:

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Location/Custodian Of CEQA Documents, Proceedings, Records
<input type="checkbox"/>	<input type="checkbox"/>	Description Of How To Obtain Copies Of Above Documents
<input type="checkbox"/>	<input type="checkbox"/>	Mitigation Measure Name & Identifying Number
<input type="checkbox"/>	<input type="checkbox"/>	Caltrans Encroachment Permit Number (if one was needed)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Other Agency Permits required for this Measure (if needed)
<input type="checkbox"/>	<input type="checkbox"/>	Measure Location Description, Latitude/Longitude, & Vicinity Map
<input type="checkbox"/>	<input type="checkbox"/>	Location of Impacted State Highway Component (County, Route, Postmile)
<input type="checkbox"/>	<input type="checkbox"/>	Detailed Description of Measure & its Purpose (attach blueprints if necessary)
<input type="checkbox"/>	<input type="checkbox"/>	Implementation Schedule & Progress Reports
<input type="checkbox"/>	<input type="checkbox"/>	Completion Criteria (including detailed performance objectives)
<input type="checkbox"/>	<input type="checkbox"/>	Completion Evaluation (including field inspection reports)
<input type="checkbox"/>	<input type="checkbox"/>	Estimated Monetary Value of Completed Measure & % Local Agency Funded
<input type="checkbox"/>	<input type="checkbox"/>	Photograph of Completed Measure Attached
<input type="checkbox"/>	<input type="checkbox"/>	Responsible Contractor (Name, Company, Address & Phone)

*We certify that these agreed upon mitigation measures either will be * or have been * implemented, and all other requirements have been adhered to, in accordance with PRC Sections 21081.6 and 21081.7.*

Signature & Date: _____

Name: _____

Title: _____

CEQA Lead Agency

California Department of Transportation

* This Certification Checklist form is to be used by public agencies to submit their mitigation reporting or monitoring programs to the California Department of Transportation (Department) when a CEQA project has been found to have transportation or circulation impacts that are of statewide, regional, or area-wide significance. Copies of this form, and the Department Guidelines developed pursuant to PRC Section 21081.7, can be downloaded from our website (http://www.dot.ca.gov/hq/traffic/ceqa/prc_guidelines_procedures.htm). Completed forms with attached materials may be post-mailed, e-mailed, or faxed to the appropriate Caltrans District Planning Office Chief, Attention: Intergovernmental Review (IGR) Coordinator. (Form Version 05212003)

Sent By: HP LaserJet 3100;

916 323 7668 ;

Aug-18-03 5:02PM;

Page 10

STATE OF CALIFORNIA — BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 – Sacramento Area Office

Venture Oaks - MS 15

P.O. Box 942874

Sacramento, CA 94274-0001

PHONE (916) 274-0638

FAX (916) 274-0648

TTY (530) 741-4509



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August 15, 2002

02SAC0080

03-SAC-99 PM 12.761

Laguna Ridge Specific Plan

Revised Draft Plan Application

Ms. Christine McFerson
City of Elk Grove
Planning Division
8400 Laguna Palms Way
Elk Grove, CA 95758

Dear Ms. McFerson:

Thank you for the opportunity to review and comment on the Laguna Ridge Specific Plan (LRSP) Revised Draft Plan Application.

- Our comments in our letters of December 7, 2001 relating to this project's DEIR; January 28, 2002 and February 5, 2002 relating to the adjoining Elk Grove Auto Mall project; and, February 27, 2001 relating to the Lent Ranch project (all enclosed) remain applicable to the LRSP.
- With reference to Chapter 4, "Circulation", Section 4.3 "Proposed Circulation System", we concur that Bruceville Road be allowed sufficient right-of-way for an ultimate expansion to 6 lanes and Big Horn Boulevard to 4 lanes to accommodate cumulative traffic volumes in the area. These roads will help ensure that local trips not use the I-5 and State Route (SR) 99 freeways.
- We recommend an area-wide circulation plan be included in the LRSP that considers how east-west traffic may be served by the 6 laning of Elk Grove Boulevard between I-5 and SR99 and the Hood-Franklin Road extension east to Kammerer Road. We also recommend the extension of Big Horn Boulevard south to the planned Hood-Franklin and Kammerer Road connection to improve local north-south traffic circulation. These improvements may address impacts to the SR99/Elk Grove Boulevard Interchange and the cumulative traffic circulation needs of this plan area.

"Caltrans improves mobility across California"

Ms. Christine McFerson
August 15, 2002
Page 2

- The specific plan needs to specifically identify needed right-of-way reservations and setbacks along SR99 for the ultimate 8 lane freeway facility and auxiliary lanes near interchanges.
- Specific plan development should mitigate construction activities and drainage such that they will not contribute contaminants to storm waters handled by State facilities, for example oils, grease, sand, sediment, or debris. All runoff that enters the State right-of-way must meet Regional Water Quality Control Board (RWQCB) standards for clean water.
- Any increases of discharge into the State drainage system must be mitigated. Existing drainage patterns must be perpetuated or improved within the State right-of-way. Pre and post-project discharge information should be supplied for Caltrans review.
- The incorporation of environmental Best Management Practices, i.e. retention ponds, infiltration trenches, or other drainage improvements should be used to mitigate drainage impacts by the proposed development.
- A Caltrans Encroachment Permit will be required for any work conducted in the State right-of-way. This includes signs in the right-of-way, traffic control, culvert maintenance, changes in drainage patterns and construction of any new structures. Please contact Mr. Bruce Capaul, Caltrans, District 3 Office of Permits, at (530) 741-4408, for an application and assistance.

We look forward to continuing to work with the City regarding the important issues regarding the identification and mitigation of significant impacts to State Route 99 and Interstate 5 related to the Laguna Ridge project. If you have any questions, please contact Ken Champion at (916) 274-0615 .

Sincerely,

ORIGINAL SIGNED BY:

JEFFREY PULVERMAN, Chief
Office of Regional Planning

c: Katie Shulte Joung, State Clearinghouse

"Caltrans improves mobility across California"

Sent By: HP LaserJet 3100; 916 323 7669 ; Aug-18-03 5:02PM; Page 12/25

STATE OF CALIFORNIA-BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GERRY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE - MS 41
P.O. BOX 942974
SACRAMENTO, CA 94274-0001
TDD Telephone (916) 741-4328
FAX (916) 323-7668
Telephone (916) 324-6642



February 27, 2002

02SAC0010
03-SAC-99 PM 12.761
Laguna Ridge Specific Plan (Public Review Draft)

Ms. Christine McFerson
City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758

Dear Ms. McFerson:

Thank you for the opportunity to review and comment on the Laguna Ridge Specific Plan (Public Review Draft).

The comments in our letter of December 7, 2001 relating to this project's DEIR; January 28, 2002 and February 5, 2002 relating to the adjoining Elk Grove Auto Mall project; and, February 27, 2001 relating to the nearby Lent Ranch project (all enclosed) remain valid and applicable.

We look forward to continuing to work with the City regarding the important issues regarding the identification and mitigation of significant impacts to State Route 99 related to the Laguna Ridge project.

If you have any questions, please contact Ken Champion at (916) 324-6642.

Sincerely,

ORIGINAL SIGNED BY:

JEFFREY PULVERMAN, Chief
Office of Regional Planning

c: Katie Shulte Joung, State Clearinghouse

3.0 COMMENTS AND RESPONSES

Sent By: HP LaserJet 3100;

918 323 7889 ;

Aug-18-03 5:03PM;

Page 13/25

STATE OF CALIFORNIA-BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAN DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 5, SACRAMENTO AREA OFFICE - NE 41

P. O. BOX 942974

SACRAMENTO, CA 94274-0001

TDD Telephone (916) 741-4609

FAK (916) 523-7889

Teletypewriter (916) 324-8842



December 7, 2001

01SAC0169
03-SAC-99 PM 12.761
Laguna Ridge Specific Plan
DEIR
SCH#2000082139

Mr. Patrick Angell
City of Elk Grove
8949 Elk Grove Boulevard
Elk Grove, CA 95624

Dear Mr. Angell:

Thank you for the opportunity to review and comment on the Laguna Ridge Specific Plan DEIR and for the meeting with Caltrans staff on November 15th to discuss the specific plan. Our comments are as follows:

- Caltrans system planning indicates a need on State Route (SR) 99 from Elk Grove Boulevard to Grant Line Road Interchange for an ultimate eight lane freeway with continuous auxiliary lanes, high occupancy vehicle lanes, ramp merge areas and metering devices and traffic operation system elements. Right-of-way for emergency pull off paved shoulders, drainage, graded cut slopes, landscaping, sound walls, buried utilities, ramp widenings and tapers near interchanges, in combination with the aforementioned, could require a minimum of 226 feet of corridor width with added right-of-way width needed near interchange locations. Realignment of the mainline 1500 foot curve at this location could also require some variance with regard to the overall corridor width. Detailed right-of-way maps will be provided to City staff, pursuant to our discussion at the November 15th meeting. Since all additional freeway right-of-way would be taken from the west side of the corridor abutting the specific plan area, an appropriate right-of-way reservation mechanism and set back for development should be provided in the specific plan.

Sent By: HP LaserJet 3100;

918 323 7689 ;

Aug-18-03 5:03PM;

Page 14/25

Mr. Patrick Angell

December 7, 2001

Page 2

- Significant portions of the West Stockton Boulevard frontage road may be needed for the SR99 freeway widening. Right-of-way allowances should be made within the specific plan area for a future continuance of any new frontage road alignment.
- To help maintain acceptable traffic operations at the Elk Grove Boulevard/SR99 Interchange, we recommend consideration of a westerly realignment of West Stockton Boulevard with a connection to a southerly extension of Laguna Springs Drive leading into the specific plan road network.
- If sound walls are considered for specific plan noise attenuation, appropriate right-of-way set back allowances should be provided from the ultimate freeway right-of-way line. If sound walls are not considered at this time, we recommend appropriate set backs for development structures from the new freeway right-of-way line that includes spacing for future sound wall construction. Sound attenuation is the responsibility of the developer.
- All new utilities need to be located outside the ultimate freeway right-of-way lines.
- The impact of the proposed Poppy Ridge Road/SR99 Interchange to SR99 operations needs to be studied. The interchange may, in fact, be detrimental to some operational aspects of SR99. Also, auxiliary lanes may be needed to maintain acceptable operation of SR99.
- Consideration should be given to phasing the Specific Plan build out with transportation improvements so as to maintain acceptable levels of service for all transportation facilities, including the addition of HOV lanes to SR99 and improvements to the Elk Grove Interchange. Grant Line Road Interchange upgrades and the new Poppy Ridge Road Interchange have been identified as necessary improvements to SR99 to relieve the improved Elk Grove Boulevard Interchange. Please keep our office informed about the timing and funding of all transportation improvements for this specific plan.
- In our review of Section 4.7 and the Appendix regarding the project area watersheds B and C, it would appear that the Q10 and Q100 water flow increases for watershed B will be mitigated, not by local detention, but through the construction of an east to west channel that would cross under Interstate 5. We would like to be assured that no development would occur until the mitigation measures for watershed B are in place, since these measures will be constructed by others outside of the project area. Please contact Jim Philipp at (530) 741-4480 for assistance.

3.0 COMMENTS AND RESPONSES

Sent By: HP LaserJet 3100;

916 828 7669 ;

Aug-18-03 5:03PM;

Page 15/25

Mr. Patrick Angell
December 7, 2001
Page 3

- The proposed project could have a significant impact on two large culvert bridges, Stone Lake Bridge No. 24-0346, 03-Sac-5 PM 9.38, and Middle Reach Stone Lake Bridge No. 24-0345, 03-Sac-5 PM 8.83. Please provide Caltrans with the new water velocity, water surface elevation and amount of freeboard at these bridges under 100-year storm conditions for both the existing and proposed conditions. Please identify any needed mitigation measures.
- Any work conducted within State right-of-way will require an encroachment permit. For permit assistance, please contact Bruce Capaul at (530) 741-4408.

Please provide our office with copies of the FEIR and any further action regarding this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 324-6642.

Sincerely,

ORIGINAL SIGNED BY:

JEFFREY PULVERMAN, Chief
Office of Regional Planning

c: Katie Shulte Joung, State Clearinghouse
Bill Hetland, City of Elk Grove Planning
Jeff Clark, County of Sacramento Public Works

Sent By: HP LaserJet 3100;

916 323 7669 ;

Aug-18-03 5:04PM;

Page 16/25

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY CAMP, Sonoma

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE - MS 43
 P.O. BOX 942674
 SACRAMENTO, CA 94274-2601
 TDD Telephones (916) 741-4529
 FAX (916) 333-7669
 Telephone (916) 564-6642



September 26, 2000

LSAC156
 03-SAC-99 PM 12.761
 Laguna Ridge Specific Plan
 Notice of Preparation
 SCH#2000082139

Mr. Patrick Angell
 City of Elk Grove
 8849 Elk Grove Boulevard
 Elk Grove, CA 95624

Dear Mr. Angell:

Thank you for the opportunity to review and comment on the Laguna Ridge Specific Plan. Our comments are as follows:

- A traffic impact study should be prepared to assess the project's impacts to State Route (SR) 99 in the vicinity of the Elk Grove, future Poppy Ridge and Grantline Road Interchanges. The traffic study should incorporate the following scenarios:
 - Existing conditions without the project
 - Existing conditions plus the project
 - Cumulative conditions (without the project)
 - Cumulative conditions (with project build-out)
- The traffic analysis should provide a Level of Service (LOS) analysis for freeways, ramps, and ramp terminal intersections. A merge/diverge analysis should be performed for freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the 1997 Update to the Highway Capacity Manual should be used as a guide for the traffic study.
- It should be clarified (1) whether the only north-south local road intersecting Poppy Ridge Road (while serving the entire east side of the specific plan area) routing traffic to the proposed SR99 interchange ramp intersection will continue to be West Stockton Boulevard, and (2) what the configuration of this local street intersection (at the ramps) will be when the new interchange is built to ensure acceptable traffic operations.
- The traffic analysis for this project should consider the need and timing of extended SR99 HOV lanes from Elk Grove Boulevard to the Grant Line Road Interchange.

Mr. Patrick Angell
September 26, 2000

Page 2

- Consideration should be given to phasing the Specific Plan "build out" with transportation improvements so as to maintain acceptable levels of service for all our transportation facilities.
- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:
 - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
 - Vehicle queues at intersections that exceed existing lane storage.
 - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.
 - Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for highway and intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.

Possible mitigation measures to consider and corroborate with the traffic analysis include coordination of the following improvements with the project "build out":

- Adding SR99 mainline capacity (i.e. Elk Grove to Grantline Road HOV extension)
- Building the SR99/Poppy Ridge interchange
- Improving the Elk Grove Boulevard Interchange (i.e. add SE quadrant "slip" on-ramp, etc.)
- Widening interchange ramps to increase capacity and ramp meter
- Modifying ramp terminal intersections
- Adding auxiliary lanes between interchanges
- Increasing the ramp acceleration or deceleration lane length to improve merge/diverge operations
- Adding signalization and ramp intersection geometric improvements at impacted interchanges
- Providing freeway standard spacing of proposed project driveways from ramp intersections
- The analysis of future traffic impacts should be based on a 20 year planning horizon.
- Future transportation systems assumed for cumulative conditions should only include those improvements which are included in the Sacramento Area Council of Government's 1999 Metropolitan Transportation Plan.
- The City must consider the "ultimate" freeway facilities that will be needed to serve area growth and development. Caltrans system planning indicates the need at this location for an ultimate eight lane freeway with auxiliary lanes, high occupancy vehicle lanes, ramp merge areas and metering devices, and traffic operation system elements. Right of way for emergency pull off paved shoulders, drainage, cut slopes, landscaping, sound walls, buried utilities, ramp widenings and tapers near interchanges, in combination with the aforementioned, could require a minimum of 225 feet of corridor width with added right of way width needed near interchange locations. An appropriate right of way reservation should be provided.
- A Project Study Report is being developed by Caltrans to identify SR99 interchanges, mainline, and operational improvements from south of Elk Grove Boulevard to the San Joaquin County line.
- Any runoff that comes from the proposed development must not contribute a contaminant load to storm waters handled by the State, for example oils, grease, sand, sediment, debris. All runoff that enters the State right of way must meet Regional Water Quality Control Board (RWQCB) standards for clean water.
- Any increases of discharge into the State drainage system must be mitigated. Existing drainage patterns must be perpetuated or improved within the State right of way. Pre and post-project discharge information should be supplied for Caltrans review. Environmental Best Management Practices (BMP) should be applied to mitigate any adverse drainage impacts from the proposed development.

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Mr. Patrick Angell
September 26, 2000
Page 3

- Project sign plans near the SR99 freeway depicting the layout, orientation, glare intensity and size should be submitted to Caltrans for our review.
- Any work conducted within State right of way will require an encroachment permit. For permit assistance, please contact Rich Jones at (530) 741-5574.

Please provide our office with copies of the DEIR and any further action regarding this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 324-6642.

Sincerely,

ORIGINAL SIGNED BY:

JEFFREY PULVERMAN, Chief
Office of Regional Planning

- cc: Katie Joung Shulta, State Clearinghouse
- bc: Steve Balog, Office of Traffic Operations - Sacramento
Navneet Singh, Office of Traffic Operations-Sacramento
Mike Forga, Special Funded Projects
Steve Hatland, Special Funded Projects - Sacramento
Tom Neumann, Office of Advance and System Planning
Jim Adams, Office of Right of Way Engineering
Tom Ganyon, Office of Right of Way-Local Assistance
Terry MacDonald, Office of Right of Way - Outdoor Advertising
Dennis Jagoda, Hydraulics
Rich Jones, Permits
Susan Wilson, SACOG Liaison
Bruce de Terra, SACOG Liaison
Donna Berry, Design S-3
Ken Champion, District 3 - Sacramento County LDR Coordinator

3.0 COMMENTS AND RESPONSES

Sent By: HP LaserJet 3100;

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Aug-18-03 5:05PM;

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STATE OF CALIFORNIA — BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

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Sacramento, CA 94274-0001
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FAX (916) 323-7669
TTY (530) 741-4509



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January 28, 2002

01SAC0194
03-SAC-99 PM 12.761
Elk Grove Auto Mall Expansion
Mitigated Negative Declaration, NOI, NOC
GPA, Rezone, Tentative Subdivision Map
SCH# 2001122104

Mr. Craig Hoffman
City of Elk Grove
Community Development Department
8400 Laguna Palms Way
Elk Grove, CA 95624

Dear Mr. Hoffman:

Thank you for the opportunity to review the proposed Elk Grove Auto Mall Expansion project. Our comments are as follows:

- This individual project will generate approximately 425 peak a.m. hourly trips and 430 peak p.m. hourly trips near the State Route (SR) 99/Elk Grove Boulevard Interchange. A Traffic Impact Study is required to assess the traffic impacts. A "Guide for the Preparation of Traffic Impact Studies" is enclosed for reference.
- The traffic impact study should incorporate the following scenarios:
 - Existing conditions without the project
 - Existing conditions plus the project
 - Cumulative conditions (without the project)
 - Cumulative conditions (with project build-out)
- The traffic analysis should provide a Level of Service (LOS) analysis for freeways, ramps, and ramp terminal intersections. A merge/diverge analysis should be performed for freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis

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Aug-18-03 5:05PM;

Page 20/25

Mr. Craig Hoffman
 January 28, 2002
 Page 2

should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the Year 2000 Highway Capacity Manual should also be used as a guide for the traffic study.

- The Traffic Impact Study (TIS) should analyze the signal progression traffic movement on Elk Grove Boulevard in the upstream and downstream vicinity of the State Route 99 interchange due to the closely spaced signalized intersections.
- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:
 - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
 - Vehicle queues at intersections that exceed existing lane storage.
 - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.
 - Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for highway and intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.

Possible mitigation measures to consider and corroborate with the traffic analysis include the following:

- Improvements to the Elk Grove Boulevard Interchange
- High Occupancy Vehicle and/or auxiliary lanes on SR99.
- Signalization and ramp intersection geometric improvements at impacted intersections
- Realigned West Stockton Boulevard frontage road away from ramp intersections
- A right-of-way reservation and setback for the ultimate freeway facility.
- It may be appropriate for this development to contribute fair share fees toward mitigating cumulative and traffic impacts (e.g.; Elk Grove Boulevard Interchange and the SR99 HOV lanes).
- The analysis of future traffic impacts should be based on a 20 year planning horizon.

"Caltrans improves mobility across California"

Mr. Craig Hoffman
January 28, 2002
Page 3

- Future transportation systems assumed for cumulative conditions should only include those improvements which are included in the Sacramento Area Council of Government's 1999 Metropolitan Transportation Plan.
- Caltrans system planning indicates a need on State Route (SR) 99 from the Elk Grove Boulevard to the Grant Line Road Interchange for an ultimate eight lane freeway with continuous auxiliary lanes, high occupancy vehicle lanes, ramp merge areas and metering devices and traffic operation system elements. Right-of-way for emergency pull off paved shoulders, drainage, graded cut slopes, landscaping, sound walls, buried utilities, ramp widenings and tapers near interchanges, in combination with the aforementioned, could require a minimum of 226 feet of corridor width with added right-of-way width needed near interchange locations. Realignment of the mainline 1500 foot curve at this location could also require some variance with regard to the overall corridor width. Detailed right-of-way maps will be provided to City staff, pursuant to our discussion at the November 15th meeting at Caltrans with City of Elk Grove and Sacramento County staff. Since all additional freeway right-of-way must be taken from the west side of the corridor abutting the Elk Grove Auto Mall and Laguna Ridge Specific Plan areas, due to the Elk Grove Park on the east side, an appropriate right-of-way reservation mechanism and set backs for future freeway development should be provided by the City.
- All new utilities need to be located outside the ultimate freeway right-of-way lines.
- To help maintain acceptable traffic operations at the Elk Grove Boulevard/SR99 interchange, a westerly realignment of West Stockton Boulevard will be needed with a connection to a southerly extension of Laguna Springs Drive leading into the Laguna Ridge Specific Plan road network. It is our understanding that when the Elk Grove Auto Mall was originally approved by the County of Sacramento, West Stockton Boulevard, south of the existing mall, was required to be "closed" with subsequent development as a condition of the rezone.

The traffic analysis indicated that installing a traffic signal at the auto mall entrance (spaced too close to the Elk Grove Interchange off ramp) could only operate acceptably if traffic demand at this intersection was limited. Therefore, it was planned that all future access south of the current mall would be required to take access from the west, off the future extension of Laguna Springs Drive. We recommend this original auto mall project condition be implemented.

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Sent By: HP LaserJet 3100;

916 323 7669 ;

Aug-18-03 5:06PM;

Page 22/25

Mr. Craig Hoffman
January 28, 2002
Page 4

- The proposed restriction of U-turns on Elk Grove Boulevard would result in much out-of-direction travel. Such additional travel could create gridlock conditions and lengthened queues adversely affecting the State Route 99/Elk Grove Boulevard Interchange ramp operation.

Please provide our office with copies of the draft traffic study. If you have any questions regarding these comments, please contact Ken Champion at (916) 324-6642.

Sincerely,

ORIGINAL SIGNED BY:

JEFFREY PULVERMAN, Chief
Office of Regional Planning

- c: Katie Shulte Joung, State Clearinghouse
Bill Hetland, City of Elk Grove Planning
Jeff Clark, County of Sacramento Public Works
- bc: Steve Balog, Office of Traffic Operations - Sacramento
Steve Hetland, Special Funded Projects - Sacramento
Tom Neumann, Office of Advance and System Planning
Jim Adams, Office of Right of Way Engineering
Tom Ganyon, Office of Right of Way-Local Assistance
Bill Balmain, Office of Right of Way - Utilities
Nick Burmas, HQ Structures
Bruce Capaul, Permits
Susan Wilson, SACOG Liaison
Keith Rhodes, Project Management
Katherine Eastham, Sacramento County Regional Planning
Ken Champion, District 3- Sacramento County LDR Coordinator

KC/ kc

"Caltrans improves mobility across California"

3.0 COMMENTS AND RESPONSES

Sent By: HP LaserJet 3100; 916 323 7889 ; Aug-16-03 5:08PM; Page 23/25

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

FRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

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TTY (530) 741-4509



*Max your power!
Be energy efficient!*

February 5, 2002

02SAC0005
03-SAC-99 PM 12.761
Elk Grove Auto Mall Expansion
Mitigated Negative Declaration, NOI, NOC
GPA, Rezone, Tentative Subdivision Map
SCH# 2001122104

Mr. Craig Hoffman
City of Elk Grove
Community Development Department
8400 Laguna Palms Way
Elk Grove, CA 95624

Dear Mr. Hoffman:

This is in response to your conversations with Ken Champion of my staff and a meeting between Caltrans staff, Patrick Angel, City of Elk Grove, and Jeff Clark, Sacramento County, on November 15, 2001 regarding traffic impacts in the general vicinity of State Route (SR) 99, the Elk Grove Blvd. interchange, and the Grant Line Road interchange. Specifically, during our meeting, we committed to providing the City and County with maps indicating the future right of way needs to accommodate the planned full freeway facility along this segment of SR 99. Furthermore, you suggested through Ken Champion that we provide potential specific verbiage to include in any appropriate conditions of approval to ensure the right of way is protected.

Enclosed are the above referenced maps which include "as built" plans and an indication of the ultimate freeway width needed. Precise right of way needs cannot be defined until the appropriate environmental and engineering studies are completed. However, the maps provided indicate the current freeway facility and a standard cross-section of the freeway planned for this segment of Highway 99.

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Sent By: HP LaserJet 3100;

916 323 7869 ;

Aug-18-03 5:07PM;

Page 24/25

Mr. Craig Hoffman
February 5, 2002
Page 2

We suggest the following be included in the appropriate approval adoption of any development, which may encroach upon the right of way needed for the ultimate freeway facility:

"The (name of project) shall be conditioned to reserve sufficient right-of-way corridor width, as determined to meet the needs of the State of California for an eight lane freeway with auxiliary lanes, through areas constituted to be within the municipal jurisdiction of the City of Elk Grove."

Thank you for the opportunity to provide input. If you have any questions, please contact me or Ken Champion at (916) 324-6642.

Sincerely,

ORIGINAL SIGNED BY:

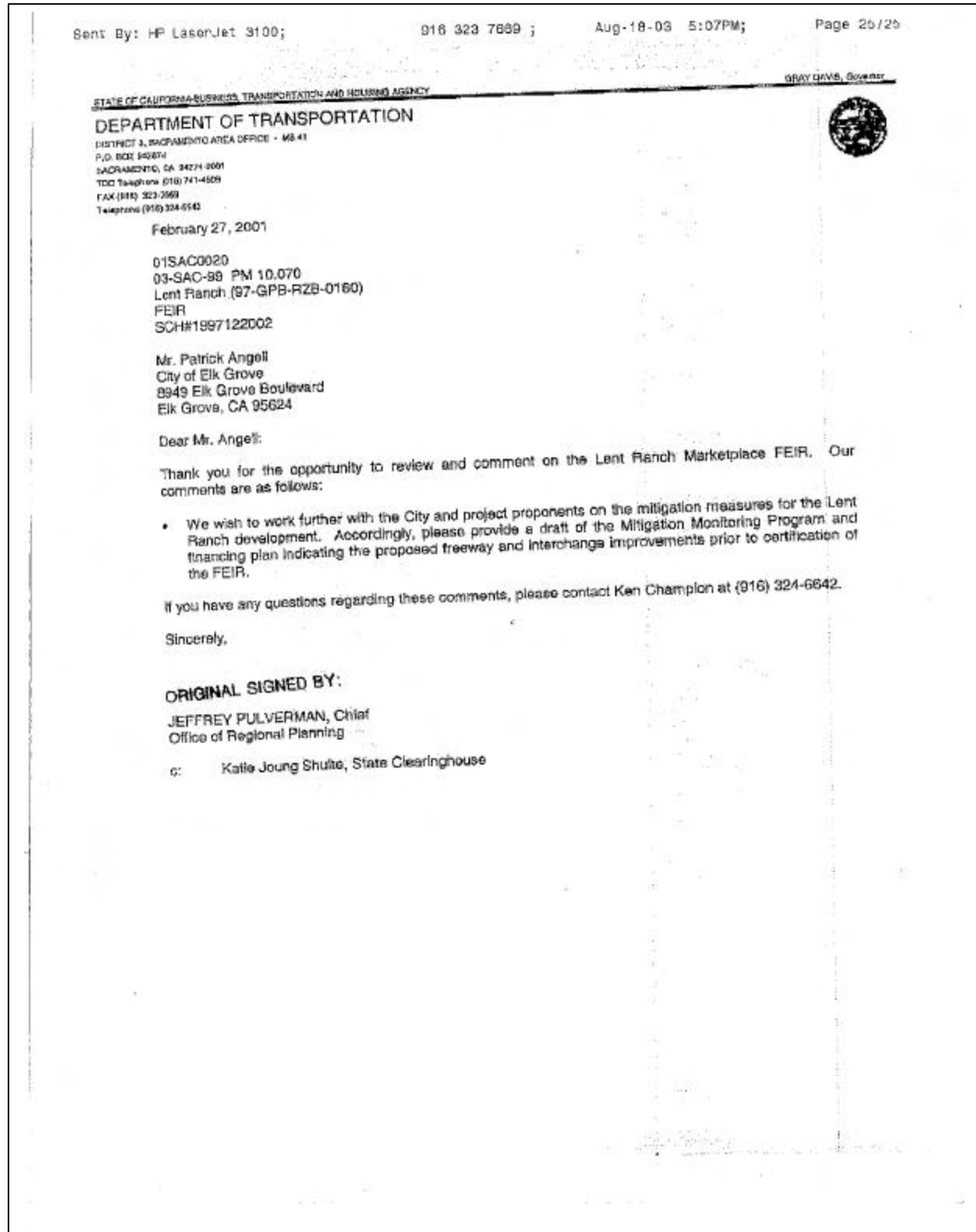
JEFFREY PULVERMAN, Chief
Office of Regional Planning

- c: Patrick Angel, City of Elk Grove Planning
Jeff Clark, County of Sacramento Public Works
- bc: Steve Balog, Office of Traffic Operations - Sacramento
Steve Hetland, Special Funded Projects - Sacramento
Karen Peneschi, Office of Advance and System Planning
Jim Adams, Office of Right of Way Engineering
Tom Ganyon, Office of Right of Way-Local Assistance
Bill Balmain, Office of Right of Way - Utilities
Keith Rhodes, Project Management
Katherine Eastham, Sacramento County Regional Planning
Ken Champion, District 3- Sacramento County LDR Coordinator

KC/ kc

"Caltrans improves mobility across California"

3.0 COMMENTS AND RESPONSES



Letter F: Jeff Pulverman, Department of Transportation

Response F-1

The commentor has indicated that their previous letters remain applicable to the Laguna Ridge Specific Plan. These comments and receipt of the string of letters is noted. However, referencing a large number of letters without indicating specific comments or themes makes it difficult and vague to determine Caltrans concerns. The commentor includes letters on projects that are not associated with the proposed project and is referred to responses provided on those comments (e.g. Lent Ranch Marketplace Final EIR). In addition, the RDEIR and Notice of Availability for the RDEIR specifically noted that previous commentors on the Laguna Ridge Specific Plan Draft EIR were to provide new comments on the RDEIR pursuant to CEQA Guidelines Section 15088.5(f). Thus, these attached letters are not responded to.

Response F-2

The commentor's concerns requesting additional traffic impact analysis regarding State Route 99 and Interstate 5 freeway mainline findings in order to validate the LOS and traffic density findings are noted. Appendix 4.2 Revised Draft Traffic Impact Study for Laguna Ridge Specific Plan (Fehr & Peers, February 28, 2003) analyzes the short and long-term impacts of the project.

Appendix 4.2, Table 9 presents the LOS under existing conditions on the freeway mainline sections, showing all mainline sections operate at LOS D or better during the a.m. and p.m. peak hours. Table 13 presents the LOS on the freeway mainline sections under existing plus project conditions; all the freeway segments will operate acceptable. And Table 17 presents the LOS freeway mainline sections under cumulative plus project conditions.

The commentor does not provide any details or alternate LOS information to review in regard to the concern that the current LOS may have significantly understates existing levels of congestion. The commentor is directed to Appendix 4.2, page six 'Analysis Methodology' for in depth discussion of methodology.

Response F-3

The commentor's concerns in regards to mitigation measures for significant impacts being implemented prior to impact and with sufficient funding are noted. Fair share funding shall be determined by the modification of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of the improvements within the City's jurisdiction to ensure they are in place prior to LOS E operations and consistent with the Specific Plan's phasing provisions. However, timing is not identified for improvements outside the jurisdiction of the City, such as Caltrans facilities, or facilities not located within the City since the City does not have authority to implement those improvements.

Response F-4

The commentor requests a proposed timeline of each improvement involving State facility in regards to the mitigation measures. This request is noted. However, the City does not have jurisdiction to implement improvements to the highways. That is the responsibility of the State and Caltrans.

3.0 COMMENTS AND RESPONSES

Response F-5

The commentor’s concern regarding the mitigation measure involving SR 99/Elk Grove Boulevard Interchange modifications that include a loop on-ramp in the northwest quadrant and acceptable right-of-way is noted. The commentor is asked to review Appendix 4.2 Revised Draft Traffic Analysis for the Laguna Ridge Specific Plan, pages 41through 43. A loop on-ramp will be constructed in the northwest quadrant of the interchange to replace the westbound left-turn movement. Pages 4.2-71 and 4.2-72 identifies that elimination of the westbound left-turn movement would reduce the on signal phases from three to two, which would reduce delay to improve LOS. The addition of the lane configurations identified above and the southbound loop on-ramp would provide LOS C and LOS D operation in the a.m. and p.m. peak hours, respectively. The addition of the southbound loop on-ramp would require additional right-of-way. Adequate right of way has been identified for some improvements to the intersection, including an exclusive right-turn lane on the southbound approach and an exclusive right turn lane on the eastbound approach of the southbound on-ramps. If additional right-of-way were not available for the full improvements then the LOS would remain at LOS F. The RDEIR further notes that the impact to the Elk Grove Boulevard SR99 ramps is significant and unavoidable.

Response F-6

The commentor’s concerns regarding the traffic analysis considering impacts relative to the southbound SR99 ramp geometric and operations relative to the planned six lane Elk-Grove Boulevard facility is noted. Elk Grove Blvd is currently six lanes from Auto Mall Drive to East Stockton; therefore it was evaluated under all conditions as a six-lane facility.

Response F-7

The commentor’s concerns regarding the proposed Poppy Ridge Interchange being a full access interchange with north and south access and an over crossing bridge is noted. The facility is not proposed. The traffic analysis performed for the City of Elk Grove General Plan has determined that the facility is not necessary.

Response F-8

The commentor’s concerns regarding the realignment of the West Stockton Boulevard within the plan area to accommodate the future expansion of SR99 and preserve the right-of-way are noted. Based on the SR 99 Concept Report by Caltrans, the improvements for SR 99 are not programmed. Maps provided by Caltrans do not identify how much new right-of-way will be needed in the future. Current consultation between the City of Elk Grove and Caltrans indicates that 36 feet of right-of-way may be needed from the west of SB 99, which would require realignment of West Stockton Boulevard and modification to the Laguna Ridge Specific Plan.

Once the SR 99 improvements are programmed by Caltrans, they will be required to perform environmental review for the proposed project. The project would be conditioned to provide right-of way for future expansion of SR 99, through the planning process and is not expected to result in any land disturbance based impacts not already addressed in the Laguna Ridge Specific Plan RDEIR.

Response F-9

The commentor concurs with the need to mitigate the I-5/Hood-Franklin Interchange ramp impacts as discussed in the RDEIR. Given that no comments regarding the adequacy of the RDEIR were put forward, no further reply is necessary.

Response F-10

The commentor concurs with the need for southbound lane additions, and I-5 northbound to the mainline of the freeway between Hood-Franklin Road and Pocket Road. Confirmation of these facts is detailed in Appendix 4.2, Revised Draft Traffic Impact Study for Laguna Ridge Specific Plan. See Response To Comments G-2. Since no comments regarding the adequacy of the RDEIR were made, no further response is required.

Response F-11

The commentor notes that right of way dedication for future SR99 drainage facilities should be provided. However, further widening of SR-99 south of Elk Grove Boulevard has not been programmed and is not anticipated by 2025. Future improvements for SR99 are Caltrans' responsibility and not the City of Elk Grove.

Response F-12

The commentor's concerns regarding local intersection spacing from the ultimate freeway interchanges bordering the specific plan area being designed to provide acceptable traffic progression is noted. Appendix 4.2, Revised Draft Traffic Impact Study for Laguna Ridge Specific Plan discusses this point in detail and ensures the spacing of intersection from the freeway interchanges provide acceptable traffic progression. The City of Elk Grove has not seen conceptual designs for the ultimate interchange. Provided that the ramps on Elk Grove Blvd remain approximately in their existing locations there is adequate local intersection spacing from the ultimate freeway interchanges to provide acceptable traffic progression.

Response F-13

The commentor's concerns regarding construction of sound walls for noise attenuation being the responsibility of the developer is noted. The commentor is referred to RDEIR pages 4.4-26 through 4.4-31.

Response F-14

The commentor concerns regarding incorporation of circulation strategies within the plan area is noted. The commentor is referred to RDEIR pages 4.2-87 through 4.2-88.

Response F-15

The commentor supports the integration of new housing units in communities with shops, employment, education and recreation sites with transit access in order to facilitate non-automobile trips is noted. Since this comment does not regard the adequacy of the RDEIR, no further comments are necessary.

3.0 COMMENTS AND RESPONSES

Response F-16

The commentor provides background information in regards to CEQA and Public Resources Code, in regards to providing Caltrans with mitigation monitoring measures for projects that are of statewide, regional or area wide significance. These comments are noted. Since these comments are not regarding the adequacy of the RDEIR, no further comment is necessary.

AUG-19-2003 TUE 04:54 PM CITY OF ELK GROVE

FAX NO. 916 691 6411

P. 02/03

Aug-16-2003 12:53pm From-DIVISION OF LAND RESOURCE PROTECTION

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T-005 P.001/002 F-724

State of California

THE RESOURCES AGENCY OF CALIFORNIA

Memorandum

To : Project Coordinator
Resources Agency

Date : August 15, 2003

Patrick Angell
Elk Grove Development Services
8400 Laguna Palms Way
Elk Grove, CA 95758

Letter G

Erik Vink, Assistant Director
Department of Conservation – Division of Land Resource Protection

Subject: Revised Draft Environmental Impact Report (RDEIR) for the Laguna Ridge Specific Plan SCH# 2000082139

The Department of Conservation's Division of Land Resource Protection (Division) monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments on the RDEIR with respect to the project's potential impacts on agricultural land.

G-1

The proposed project involves development of a Specific Plan for a 1,900-acre area south of Elk Grove Boulevard. Proposed land uses for the area include residential (6,326 dwelling units), commercial, park, public school and mixed-use. The RDEIR notes that implementation of the project will result in conversion of 52.8 acres of Prime Farmland and 1,545.9 acres of Farmland of Statewide Importance. The loss of this land and the project's cumulative impacts on agricultural land are both identified as significant and unavoidable.

G-2

The RDEIR discusses development of a land mitigation program associated with land and/or easement purposes similar to that proposed for the East Franklin Specific Plan area. The discussion concludes that this approach would not fully or partially mitigate the direct loss of farmland and would not meet the California Environmental Quality Act's definition of "mitigation measure." In addition, this approach is determined to conflict with the City's Draft General Plan.

G-3

The Division considers the purchase of agricultural land conservation easements as a form of compensation for the farmland lost due to project implementation. Although it does not create new farmland for each acre of farmland lost, it does provide a means for landowners to keep their land in agricultural use. This land would not necessarily have to be within the City of Elk Grove's sphere of influence, which may already be designated for nonagricultural uses. However, the quality and quantity of land to be preserved would need to equal or exceed the land impacted.

G-4

3.0 COMMENTS AND RESPONSES

AUG-19-2003 TUE 04:54 PM CITY OF ELK GROVE

FAX NO. 916 691 6411

P. 03/03

Aug-16-2003 12:53pm From=DIVISION OF LAND RESOURCE PROTECTION

10169273430

T-005 P.002/002 F-724

Patrick Angell
August 15, 2003
Page 2 of 2

Mitigation using conservation easements can be implemented by at least two alternative approaches: the outright purchase of conservation easements tied to the project, or via the donation of mitigation fees to a local, regional or statewide organization or agency, including land trusts and conservancies, whose purpose includes the purchase, holding and maintenance of agricultural conservation easements. (It should be noted that the costs of mitigation proposed by the East Franklin Specific Plan is relatively low. Based on various negotiations implemented by the Division's California Farmland Conservancy Program, costs of \$2,000 to \$2,500 per acre may be more realistic for the region.) Whatever the approach, the conversion of agricultural land should be deemed an impact of at least regional significance and the search for mitigation lands conducted regionally, and not limited strictly to lands within the Elk Grove area.

G-5

Information about conservation easements is available on the Department's website, or by contacting the Division at the address and phone number listed below. The Division's website address is:

<http://www.conservation.ca.gov/DLRP/>

Thank you for the opportunity to comment on the RDEIR. If you have questions on our comments, or require technical assistance or information on agricultural land conservation, please contact the Division at 801 K Street, MS 13-71, Sacramento, California 95814; or, phone (916) 324-0850.

cc: Lower Cosumnes Resource Conservation District
9701 Dino Drive #3170
Elk Grove, CA 95624

Letter G: Erik Vink, Department of Conservation

Response G-1 The commentor acknowledges receipt of the RDEIR and offers to comment with respect to agricultural land. Since their comments do not address the adequacy of the DEIR no further comment is required.

Response G-2 The commentor identifies the project area; land uses (specifically farmland), and reiterates the loss of land and the projects cumulative impacts on agricultural land are identified as significant and unavoidable. The comments are noted; Implementation of the proposed project would result in the conversion of approximately 1,851 acres of productive agricultural land, which includes 52.8 acres of Prime Farmland, 51.0 acres of Unique Farmland, and 1,545.9 acres of Farmland of Statewide Importance. Since the comments do not address the adequacy of the RDEIR so no further comments are required.

Response G-3 The commentor restates information provided in the RDEIR on pages 4.1-17 and 4.1-18 in relation to the development of land mitigation program associated with land easement purposes, and that the mitigation approach would not partially mitigate the direct loss of farmland. However, the following mitigation measure has been added to address growth pressures associated with development in the Elk Grove area on farmlands:

MM 4.1.1 The applicant of subsequent projects shall protect one acre of existing farmland land of equal or higher quality for each acre of Prime Farmland, Unique Farmland or Farmland of Statewide Importance that would be developed as a result of the project. Areas of Prime Farmland and Farmland of Statewide Importance within the project site are depicted in Figure 4.1-1 of the Revised Draft EIR. This protection may consist of the establishment of farmland conservation easement, farmland deed restriction or other appropriate farmland conservation mechanism that ensures the preservation of that land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson's hawk foraging habitat mitigation). The farmland/wildlife habitat land to be preserved shall be located within Sacramento County, outside the City of Elk Grove city limits, bounded by Hood-Franklin Road, Kammerer Road, Grant Line Road and the Jackson Highway, by Dillard Road and Clay Station Road, by the Sacramento County line, and by the Sacramento River, and must have adequate water supply to support agricultural use. In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving farmlands in proximity to other protected lands. The preservation of off-site farmland may be done at one time, prior to the City's approval of the project's first grading permit, or may be done in increments with the build-out of the project, with

3.0 COMMENTS AND RESPONSES

preservation occurring prior to each grading permit approval. Grading plans shall include the farmland information contained in Figure 4.1-1 of the Revised Draft EIR and the acreage and type of farmland impacted. In addition, the City shall impose the following minimum conservation easement content standards:

- a) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land.
- b) The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land.
- c) The document shall prohibit any activity which substantially impairs or diminishes the agricultural productivity of the land. If the conservation easement is also proposed for wildlife habitat mitigation purposes, the document shall also prohibit any activity which substantially impairs or diminishes the wildlife habitat suitability of the land.
- d) The document shall protect any existing water rights necessary to maintain agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the agricultural/wildlife habitat mitigation land.
- e) Interests in agricultural/habitat mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in agricultural/wildlife habitat mitigation land which it shall acquire without the prior written approval of the City.
- f) The applicant shall pay to the City an agricultural/wildlife habitat mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.
- g) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.
- h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City or to the City.

Before committing to the preservation of any particular farmland pursuant to this measure, the Project proponent shall obtain the City's approval of the farmland proposed for preservation.

Timing/Implementation: Prior to the issuance of grading permits

Enforcement/Monitoring: City of Elk Grove Development Services

This mitigation would require the protection of existing farmland of the same or better value as being converted by the project at a 1:1 mitigation ratio. While implementation of this mitigation would protect existing farmlands from future development pressures, it would not mitigate the direct loss of farmland associated with this project. Thus, project and cumulative impacts associated with the loss of farmland are still significant and unavoidable (Revised Draft EIR Impacts 4.1.1 and 4.1.3).

Response G-4

The commentor states that land conservation easements represent a form of compensation for the farmland lost due to project implementation, suggesting that the City should consider such compensation. The commentor is referred to Response to Comment G-3.

Response G-5

The commentor describes two alternative approaches to implementing a mitigation measure through conservation easements, suggesting that the City should consider such mitigation. The commentor is referred to Response to Comment G-3.

Message

Letter H

Page 1 of 1

Kevin Grant

From: Patrick Angell
Sent: Wednesday, August 20, 2003 2:16 PM
To: Kevin Grant
Subject: FW: Laguna Ridge Specific Plan DEIR

See attachment.

-----Original Message-----

From: Eck, Darrell (PWA) [mailto:eckd@SacCounty.NET]
Sent: Wednesday, August 20, 2003 12:58 PM
To: Patrick Angell
Subject: Laguna Ridge Specific Plan DEIR

Pat, our comments on the Laguna Ridge Specific Plan EIR. If you have any questions, please give me a call.

*Darrell K. Eck, Senior Civil Engineer
Water Supply Planning
Sacramento County Water Agency
Tel (916) 874-5039
Fax (916) 874-8693*

8/20/2003

4.7 HYDROLOGY AND WATER QUALITY

adjacent areas, and percolation of rainfall and applied water. A large area on both sides of the Cosumnes River as well as a small portion around the Sacramento River have areas with high to moderate recharge capabilities. The majority of the area has poor groundwater recharge capabilities. Additionally, a groundwater contour map of the area shows groundwater levels ranging from fifty feet below sea level to fifty feet above sea level. The lowest point is located under Bruceville Road, south of Elk Grove Boulevard, just east of the town of Franklin. The highest point is located at the intersection of Grant Line Road and Cosumnes River in the northeast corner of the Planning Area.

Groundwater Production

Zone 40 of the Sacramento County Water Agency (SCWA) provides wholesale water to an area that includes most of the Cities of Elk Grove and Rancho Cordova and the Vineyard community. Zone 40 pumps groundwater for municipal uses from the deeper aquifer due to protect private wells in the shallow aquifer. The Zone 40 boundaries are depicted on Figure 4.124-3. The California-American Water Company (Cal-Am) and the Florin Resource Conservation District/Elk Grove Water Service (FRCD/EGWS) also obtain groundwater from the deeper aquifer. The well depths in the aquifer system are determined by the depth of permeable aquifer material and the quality of the ground water. Generally, municipal wells depths are usually more than 500 feet deep.

H-1

Well yields of more than 1,000 gallons per minute are commonly obtainable throughout the aquifer system. The average yield of wells is approximately 600 gallons per minute, but yields as large as 4,000 gallons per minute have been recorded.

There are approximately 22 municipal wells in and around the City. Municipal wells are those that are operated and maintained by water purveyors to provide potable water supplies for domestic, commercial and industrial uses within the urbanized portions of Sacramento County. The average municipal well depth in the area exceeds 350 feet, with few wells having depths of less than 200 feet. Agricultural wells are classified as those that are primarily utilized for crop and pasture irrigation. Because agricultural wells in Sacramento County are privately owned and operated by individual farmers, the total number and specific locations are not readily available. However, the agricultural wells in the County generally range in depths from 60 to 600 feet. The deepest agricultural wells in the County are located in the Galt area where the depth to groundwater levels is the greatest. Rural domestic wells are those that are used to supply rural homes with water. The actual amount of rural wells are hard to determine as these wells are owned and maintained by private homeowners who use the water for landscaping, livestock, and pastures. There is estimated to be approximately 667 rural wells in the County. Generally, municipal and agricultural wells require higher yields, which many times requiring tapping the deeper aquifer. Since rural domestic wells require smaller yields than both municipal and agricultural wells, the water is generally obtained from the upper shallow aquifer.

Groundwater Quality

The thickness of aquifer saturated with freshwater (water with less than 1,000 milligrams per liter dissolved-solids concentration) in the aquifer system varies greatly and depends, for the most part, on the depth to and permeability of the rocks that underlie continental deposits. In the region, the base of freshwater generally coincides with the base of continental deposits. The several isolated lenses of saline water that are within the freshwater zone may be evaporation residues or estuarine water that was trapped by subsequent sedimentation. The depth to the base of freshwater is as much as 2,500 feet in some portions of the Sacramento Valley.

City of Elk Grove
June 2003

Laguna Ridge Specific Plan
Revised Draft Environmental Impact Report

3.0 COMMENTS AND RESPONSES

2.0 EXECUTIVE SUMMARY

TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>Enforcement/Monitoring: EGCS&D and City of Elk Grove Development Services</p> <p>MM 4.6.4.2e Prior to approval of individual subdivision improvement plans, the project applicant shall demonstrate that all required roadways, water mains, fire hydrants, and fire flow necessary to serve the subdivision shall be provided prior to the existence of any combustible construction of storage and that the installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, meets the standards of the EGCS&D and the water purveyor. Roadways shall be constructed to a 20-foot minimum width with an impervious surface to the satisfaction of the Elk Grove CSD and shall have good drainage.</p> <p>Timing/Implementation: Prior to improvement plan approval</p> <p>Enforcement/Monitoring: EGCS&D and City of Elk Grove Development Services</p> <p>MM 4.6.4.2f Within the Specific Plan Area, the following shall be met:</p> <ol style="list-style-type: none"> 1. Non-combustible fences shall be provided in developed areas adjacent to wetlands/creeks/open spaces. 2. Access shall be provided to all wetlands/creeks/open spaces at the end of cul-de-sacs via rolled curbs. 	<p>H-2</p>

Laguna Ridge Specific Plan
Draft Environmental Impact Report

2.0-62

3.0 PROJECT DESCRIPTION

PHASING PLAN

An infrastructure phasing plan has been developed for the plan area. This plan includes a comprehensive, planned infrastructure system that coordinates the phasing and construction of facilities so that each phase of development is served adequately and roadways are completed when necessary. The phasing of infrastructure is planned to be concurrent with development. The phasing plan also outlines three development sub-areas, which outline the follow the projected development pattern – from Elk Grove Boulevard (north to south) and from Bruceville Road (west to east). The sub-areas are not designated to determine time of infrastructure placement, but are designed to identify the necessary infrastructure and roadway improvements necessary for each project area.

PUBLIC SERVICES AND UTILITIES

Fire Protection Services

As identified in **Figure 3.0-3**, the proposed land use diagram includes the potential establishment of a fire station within the plan area at the intersection of Poppy Ridge Road and Big Horn Road. Ultimate acceptance and design of this facility would be subject to review and approval of the Fire Department of the Elk Grove Community Services District. In addition to the proposed fire station, the project is anticipated to provide adequate water distribution facilities in order to accommodate adequate fire flows. A detailed description of fire protection services is provided in Section 4.6 (Public Services and Utilities).

Telephone, Electrical and Natural Gas

Telephone service would be provided by Frontier, a Citizen's Communications company. Electricity would be provided to the project site by the Sacramento Municipal Utility District (SMUD) and natural gas by Pacific Gas and Electric (PG&E). Project development would connect to extensions of the existing service lines, with the ultimate configuration to be approved by the services providers (i.e., SMUD and PG&E). The on-site service lines would be sized to meet the demands of the project and the applicant would dedicate all public utility easements for underground facilities.

Water Supply

The plan area would obtain water service from the Sacramento County Water Agency (SCWA). The SCWA would serve as water wholesaler and retailer, providing adequate supplies of potable water for municipal and industrial (M&I) use. As described in Section 4.6 (Public Services and Utilities), the project would be subject to Draft General Plan Policy FF-3 and is expected to be served by a combination of groundwater and surface water sources as well as by recycled water for landscape irrigation.

A water supply master plan has been developed for the plan area and is provided in **Appendix 4.6**.

The master plan provides for phasing of the water supply system, including development of groundwater plants. **Figure 3.0-3** identifies the general location of three water treatment plant sites to be located within the plan area. One of the water treatment plant sites would be located north of New Poppy Ridge Road, east of Big Horn Boulevard, and would consist of approximately 6.2 acres. Another site is located south of the Old Poppy Ridge Road alignment, just east of Bruceville Road, consisting of approximately 6.4 acres. Each of these plant sites would accommodate six wells for groundwater production. The third water treatment plant site would be located just south of Elk

H-3

3.0 PROJECT DESCRIPTION

Grove Boulevard and would be located on approximately 4.2 acres. This treatment plant site would be used to treat water supplies anticipated to come from a central production plant (i.e., no groundwater well). No additional wells are anticipated to be required to serve the plan area. Production and distribution facilities is provided in Section 4.7. The supply master plan anticipates providing service to the plan area.

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includes a description of

Wastewater

The Laguna Ridge Specific Plan (LRSP) area is served by the Sacramento-San Joaquin River Delta Treatment Plant. A wastewater master plan provides for the construction of a wastewater treatment plant as well as interim treatment facilities at the plan area. Section 4.7

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A portion of this treatment plant would be used to replace existing wells that produce water with levels of arsenic that exceed drinking water standards that take effect in January of 2006. The remaining portion will provide treatment for three new wells to meet the new demands of the LRSP area.

The plan area is served by the Sacramento-San Joaquin River Delta Treatment Plant. The plan area is served by the Sacramento-San Joaquin River Delta Treatment Plant. The plan area is served by the Sacramento-San Joaquin River Delta Treatment Plant. The plan area is served by the Sacramento-San Joaquin River Delta Treatment Plant.

H-3
Cont.

Storm Drainage

The Laguna Ridge Specific Plan (LRSP) area has been historically used for agriculture. Existing drainage facilities consist of narrow ditches that are not well defined. A drainage master plan has been developed that identifies ultimate drainage facilities required to serve the plan area.

The Drainage Master Plan for Laguna Ridge Specific Plan identifies two alternatives to the design of on-site drainage facilities as shown in Figure 4.7-4 and 4.7-5. The difference in these drainage facility designs are additional piping and reduction of the proposed channel in Local Drainage Area B. Under both alternatives, drainage facilities consist of varying sized storm drainage pipelines, drainage channels, a detention basin along Bilby Road and a 40-foot wide off-site drainage channel extending from Bilby Road to an existing agricultural drainage channel north of Kammerer Road. Proposed drainage facilities would also utilize planned drainage facilities in the East Franklin Specific Plan area. A detailed description of proposed drainage facilities is provided in Section 4.7 (Hydrology and Water Quality).

3.5 REQUIRED DISCRETIONARY ACTION/ENTITLEMENTS

The project site is under jurisdiction of the City of Elk Grove. Actions that would be required from the City Council, Planning Commission and/or City staff include, but are not limited to the following:

1. Adoption of the Laguna Ridge Specific Plan;
2. Approval of Infrastructure Finance and Phasing Plans or Programs;
3. Approval of Subsequent Projects (Tentative Subdivision Maps, Rezones, Improvement Plans, Building Permits); and

3.0 PROJECT DESCRIPTION

single parcel would not exceed a floor area ratio (FAR) of 0.25 for a maximum of approximately 1.45 million square feet of commercial floor area.

- **Community Commercial Mixed Use:** The CCMU is designated on 128.7 acres located primarily along West Stockton Boulevard/ SR 99. CCMU would allow a variety of employment-based and retail-type of uses as well as community oriented and highway oriented commercial uses. The CCMU land area would be permitted to be allocated for multi-family residential uses; however, the proposed land use diagram does not allocate any residential units to the CCMU areas. The Community Commercial Mixed Use designation allows for a maximum FAR of 0.30, which would yield a total of approximately 1.68 million square feet of non-residential development.
- **Industrial/Office Park:** The Office Park designation (MP) provides 20.2 acres of employment-oriented uses, including professional offices, medical facilities, research and development operations, and other businesses located within a landscaped, campus-like setting. A FAR of 0.35 would be allowed within the Industrial/Office Park designated areas, which would result in a total of 307,969 square feet of building floor space.
- **Civic Center:** The plan designates 22 net acres of land at the southeast corner of Elk Grove Boulevard and the extension of Big Horn Boulevard. The plan envisions city administrative offices, meeting halls, gathering areas and other civic facilities within a park-like setting.
- **Fire Station:** A Fire Station has been identified east of Big Horn Boulevard on the north side of Old Poppy Ridge Road. The plan provides a two-acre (net) site to accommodate a station to serve the area.

- **Water Treatment Facilities/ Water Quality Ponds:** The plan identifies three water treatment facilities within the plan area: one 6-acre site at Bruceville Road and Poppy Ridge Road, a 6-acre site located north of Poppy Ridge Road between Big Horn Boulevard and Bruceville Road, and a 10-acre (net) water quality pond is designated south of Elk Grove Boulevard between the extension of Bruceville Drive.

ekkd
Groundwater Treatment Facilities/

one 6-acre site located north of Poppy Ridge Road between Big Horn Boulevard and Bruceville Road, and a 10-acre (net) water quality pond is designated south of Elk Grove Boulevard between the extension of Bruceville Drive. A 10-acre (net) water quality pond is designated for filtration of pollutants accumulated from stormwater runoff. The plan also designates ten acres (net) for each of three combined middle school and high school. A total of 30 acres (net) is designated for the construction of school facilities.

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three groundwater treatment facilities

H-4

- **Parks and Parkway Linkages:** The Specific Plan includes three neighborhood parks totaling approximately 33.6 acres (net); six local parks totaling approximately 10 acres (net), and a large community park approximately 36.7 acres (net) in area. Neighborhood parks would be located near the center of a neighborhood quadrant for easy access by residents and would be sized to accommodate sports activities such as baseball, soccer and tennis. The community park would be located next to a projected high school near the center of the entire project. The neighborhood parks would be located adjacent to the elementary schools. A wide parkway extends east-west along the north side of the New Poppy Ridge Road alignment, allowing for a potential connection to the Elk Grove Regional Park via an over-crossing at SR 99, however an over-crossing is not proposed as part of this project.

4.6 PUBLIC SERVICES AND UTILITIES

The purpose of this section is to analyze potential impacts of the project to the public services and utilities that would serve the Laguna Ridge project site. Impacts associated with construction of infrastructure are evaluated in the individual environmental issue areas examined in this Draft EIR, such as air quality, noise, traffic, and biota. This analysis focuses specifically on operational impacts to these services.

4.6.1 WATER SERVICE

This section evaluates the impacts of the proposed project on water supply and service. Sources utilized in this section include the Laguna Ridge Specific Plan Area Water Study (January 2003) located in **Appendix 4.6** and associated references.

4.6.1.1 EXISTING CONDITIONS

REGIONAL WATER SUPPLY AND DELIVERY

Water supply for the greater Sacramento region has been the object of a great deal of collaborative effort. A diverse group of business and agricultural leaders, environmentalists, citizen groups, water managers, and local governments has carefully reviewed the region's water future. They found that unless action is taken now, the region is looking at a future with water shortages, environmental degradation, contamination, threats to groundwater reliability, and limits to economic prosperity.

Joining together as the "Water Forum," these community members from Sacramento along with water managers from Placer and El Dorado counties have agreed on principles to guide development of a regional water supply solution, and negotiated the *Water Forum Agreement*. The various stakeholders approved this agreement in April of 2000.

The Water Forum has two coequal objectives:

- Provide a reliable and safe water supply for the region's economic health and planned development through to the year 2030; and
- Preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

The Sacramento County Water Agency (SCWA), a participant in the Water Forum, purveys water in seven separate retail service areas.

There are a total of approximately 30,000 connections in SCWA's retail service areas, of which approximately 29,000 are residential customers.

SCWA provides wholesale water supply to Zone 40, an area that includes the Laguna, Vineyard, and Elk Grove communities. The long-term Master Water Plan for Zone 40 is based on meeting present and future water needs through a program of conjunctive use of groundwater and surface water.

Sacramento County Water Agency (SCWA)

As indicated in **Section 3.0**, the project site is within the Urban Service Boundary of the Sacramento County General Plan. SCWA is responsible for the development of wholesale surface water and groundwater facilities in this area.

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Draft General Plan Policies	Consistency with General Plan	Analysis
quality and quantity of groundwater resources, including those which serve households and businesses which rely on private wells.		Zone 40 Water Master Plan, which is intended to protect the quality and quantity of groundwater resources serving the Zone 40 Service Area.
Policy PF-6: The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.	Yes	Fire flows shall meet the Elk Grove Community Services District Fire Flow Requirements for all development within the Laguna Ridge Specific Plan area.
Policy CAQ-1: Reduce the amount of water used by residential and non-residential uses by encouraging water conservation.	Yes	See analysis Fire flow requirements for any given development that exceed SCWA water system standards must be met by the developer.

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 Fire flow requirements for any given development that exceed SCWA water system standards must be met by the developer.

Draft General Plan Policy PF-3 Compliance

Draft General Plan policy PF-3, provided below, guides the process to water supply.

PF-3 Water supply and delivery systems shall be available to meet demand created by new development, or shall be as good as new or other sureties to the City's satisfaction.

4.6.1.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

For this analysis, a project could have a significant effect on the environment if:

- The project would require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects;
- The project would not have sufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements are needed; or
- The project would substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

METHODOLOGY

Analysis of potential water service impacts of the proposed project was based on consultations with City staff and service providers (SCWA), review of the Elk Grove Draft General Plan and

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Land Use Designation	Symbol	Total Acres	Unit Demand (ac-ft/yr/ac)	Average Day Demand (ac-ft/yr)
7.5% Unaccounted for System Losses (System losses include minor leaks, unmetered water during construction, system maintenance and flushing)				493
Total Water Demand				7,063

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Source: Wood Rodgers, Inc., 2003

As indicated in **Table 4.6.1-2**, the total potable water demand for the Plan area is approximately 7,063 ac-ft/yr. The total potable water demand is approximately 3,347 AFY in excess of the 2,700 AFY of water use generated by existing agricultural uses on-site, and the approximately 1,016 AFY of recycled water would also be used for irrigation purposes.

Recycled Water

Recycled water would also be used in the Plan area to irrigate landscaped right-of-ways, commercial areas, schools and parks. The use of recycled water would assist in conserving potable water supplies. The recycled water supply would originate at the Sacramento County Regional Wastewater Treatment Plant and be transported to the Plan area via a pipeline constructed either along the Union Pacific Railroad (UPRR) right-of-way or along Franklin Boulevard. The estimated annual recycled water demand for the Plan area is shown in **Table 4.6.1-3**. The proposed project would include 132.2 acres of park land, 100 acres of school sites and other landscaped areas; the estimated annual recycled water demand for these areas at buildout, is approximately 1,016 AFY.

**TABLE 4.6.1-3
ESTIMATED ANNUAL WATER DEMANDS
RECYCLED WATER DEMAND PROJECTION FOR THE LAGUNA RIDGE PLAN AREA**

Land Use	Acreege	Demand Factor (ac-ft/ac/yr)	Demand (ac-ft/yr)
Arterial Roads	73.7	4.28	315
Schools	100.0	4.28	300
Parks	104.2	4.28	401
Totals	305.9	--	1016

Source: Laguna Ridge Specific Plan Water Study, January 2003.

- Notes: 1. Landscaped portion of the arterial roads, school and park areas are estimated at 20%, 70%, and 90%, respectively.
2. Local parks are not included and the channel corridor area was reduced by 50%.

The project's recycled water system would consist of a 16-inch transmission main from Bruceville

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Road east to State Route 99 [SR-99]. Branching from the main transmission line, a network of six-inch and 12-inch mains would serve the necessary landscaping needs within the Plan area. Final pipe sizes and alignments may change and are dependent on the Phasing of development within the Plan area. **Figure 4.6.1-3** shows the locations of the recycled water mains for the Plan area.

Water Supply

The SCWA recently updated its long term Master Plan (Zone 40 Water Supply Master Plan, December 2002) that identifies a flexible approach to supplying water to customers. The Master Plan considers demand associated with buildout of uses allowed by the General Plan within the Urban Service Area boundary and identifies improvements and new sources of water needed to ensure adequate supplies are available. The project site is within the Zone 40 wholesale service area and the Zone 41 retail service area. Consistent with the Master Plan and the Water Forum Agreement, water demand generated by the Laguna Ridge Specific Plan project (7,063 acre-feet per year) would ultimately be met by using a combination of groundwater, surface water, and recycled water through Zone 40's conjunctive use program.

Initially, the Plan area would acquire all water supplies (groundwater) from on-site wells and would not rely on surface water from surrounding areas. The groundwater would be extracted from the deep aquifer, treated for iron, manganese, and arsenic and then pumped into the distribution system. Groundwater would be used until surface and recycled infrastructure and facilities are in place to implement Zone 40's conjunctive use program, discussed below.

As previously discussed, conjunctive use is the planned management and use of groundwater, surface, and recycled water in order to improve the overall reliability of the region's total water supply. For instance, in wet years when ample supplies of surface water are available, groundwater pumping may be reduced or ceased, with only surface water used, which would result in the groundwater basin being replenished in wetter years. In dryer years when surface water is in shorter supply, the water that accumulated during wetter years would be pumped for use, with surface water diversions being reduced or eliminated entirely.

Sustainable yield is the amount of groundwater that can be safely pumped from the groundwater basin over a long period of time while maintaining acceptable groundwater elevations and avoiding undesirable effects. Sustainable yield requires a balance between pumping and basin recharge and is expressed as the number of acre-feet of water per year, which can be pumped from the basin on a long-term average basis.

The WFA defined three groundwater subbasins underlying Sacramento County (North Area, Central Area, and the South Area) on the hydraulic boundaries resulting from each of the river sources. The agreed upon long-term average annual limit (sustainable yield) for each of the three geographic sub-areas of the groundwater basin within Sacramento County: 131,000 acre-feet (AF) for the North Area (north of the American River); 273,000 AF for the Central Area (between the American and Cosumnes rivers); and 115,000 AF for the Galt Area (south of the Cosumnes River). Any proposed water supply project must recognize the sustainable groundwater yield specified by the WFA for the 2030-projected level of development. The WFA predicted that the projected pumping in the Central Area (273,000 AF/yr) would result in the cone of depression in the Elk Grove area stabilizing at approximately 50 feet below existing levels.

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Projected water demand in the Zone 40 service area totals 113,100 AFY in 2030. The Zone 40 WSMP (consistent with the WFA) defines an average annual surface water supply of 67,800 AF plus an average annual groundwater supply of 40,900 AF plus an annual recycled water supply of 4,400 AF to meet this demand. As indicated in

Tables 4.6.1-2 and 4.6.1-3, the ultimate water demand for the project would be 7,063 AFY. However, 2,700 AFY would be used for existing agricultural uses on site, bringing the project's total new demand to 4,363 AFY. There would be additionally 1,016 AFY of recycled water used for irrigation, which would bring the final total demand to 3,347 AFY. The ultimate water demand in Zone 40 is 113,100 AFY; therefore, the project's demand would be approximately 3 percent of Zone 40's total demand through 2030. Adequate water supplies would be available to serve the proposed project along with current demand projections in Zone 40's the service area.

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PROPOSED WATER SYSTEM FACILITIES

The proposed water system for the Laguna Ridge Specific Plan is designed to be generally consistent with the overall Zone 40 Water Master Plan, which consists of an interconnected grid of facilities that provide treatment, storage, conveyance, and pump stations designed to serve all uses within the Zone 40 Service Area. Transmission line locations and sizes identified in the Master Plan have been designed to meet the demand for water generated by all uses in the service area. Currently, there are no potable water, recycled supplies, or distribution facilities within the Plan area. The nearest water transmission main is a 14-inch line along Elk Grove Boulevard. There is an 18-inch transmission main located within the Bruceville Road right-of-way, approximately 1,000 feet north of Elk Grove Boulevard and a 24-inch main from the New Poppy Ridge Road to Elk Grove Boulevard, which was constructed as part of the East Franklin Specific Plan.

The proposed water system layout of the Plan area is shown on **Figure 4.6.1-4**. This figure also depicts the relationship of this water system to the larger Water Master Plan. It is noted that the water transmission mains shown on the Laguna Ridge Water Facilities Master Plan have been

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sized to accept surface water from the existing system and to distribute the water that would be provided at the proposed storage/treatment facilities.

The project would be served by three groundwater treatment facilities (Poppy Ridge, Laguna Ridge, and Big Horn), each consisting of a series of six planned wells. The proposed locations of the three facilities are depicted on **Figure 4.6.1-4**. The Poppy Ridge Water Treatment Plant (PRWTP) is currently under design and the bid has been awarded. The construction completion date is estimated to be July 2004. The Laguna Ridge Water Treatment Plant (LRWTP) would be constructed and brought on line as future development within the Plan area occurs. The Big Horn Water Treatment Plan (BHWTP) is under design; this facility would replace existing facilities north of Elk Grove Boulevard that will not meet new federal drinking water standards for arsenic and will also provide new water production and treatment for the LRSR area. The proposed water treatment facilities would also supply water to the East Franklin Specific Plan and Lent Ranch/ South Pointe service areas. The estimated water allocations for these areas are depicted on **Figure 7-4** in **Appendix 4.6**. Future developments within the Lent Ranch and South Pointe service areas are dependent on the construction of the LRWTP.

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Six groundwater wells are planned for each facility. Approximately nine of these wells will be necessary to meet the demands of the LRSR area.

SCWA may elect to reserve replacement wells sites within park and school areas or similarly compatible public use areas.

The location of groundwater production wells may vary as a result of recent and future hydro-geologic studies and the number of wells serving each WTP may also vary. Additionally, the proposed water distribution system is designed to meet buildout demand and the Laguna Ridge Specific Plan includes a phasing plan that provides a timeline for water supply facilities.

Fire Flows

The Laguna Ridge Specific Plan area water study prepared by Wood-Rodgers (January, 2003) concludes that the Zone 40 water system facilities would be capable of providing both domestic and fire flows which meet or exceed flows specified by the ISO and Elk Grove Community Services District Fire Department. Draft General Plan Policy PF-6 requires that water supply and delivery systems be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction. The Fire Department relies on the 2001 California Fire Code Fire Flow Requirements for Buildings. The Fire Code requires fire flow of 1,500 gallons per minute (gpm) for one and two-family dwellings up to 3,600 square feet in area (gpm increases for dwellings in excess of 3,600 sq. ft.) and 3,000 gpm for commercial uses, at a minimum of 20 psi within the water system.

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SCWA is a public non-profit water purveyor governed by the SCWA Board of Directors (ex officio Sacramento County Board of Supervisors). SCWA may contract with the Federal Government under reclamation laws with the same powers as irrigation districts, and with the State of California and the Federal Government with respect to the purchase, sale, and acquisition of water. Under the 1952 Sacramento County Water Agency Act, the SCWA is authorized to create groundwater management zones to provide for the construction of conjunctive use facilities and for the collection of fees and charges to fund projects. As a result of this authority, SCWA formed the Zone 40 to manage groundwater resources within the influence area of the Elk Grove cone-of-depression by providing for the acquisition, construction, maintenance, and operation of facilities for the production, treatment, transmission, distribution, conservation, and sale of ground and surface water within the zone.

In March 1999, the Sacramento County Water Agency expanded Zone 40 to include large areas in the southern part of Sacramento County consistent with the General Plan Urban Services Boundary including the proposed project site. The expanded area boundary is illustrated in **Figure 4.6.1-1**. Both supply and demand for Zone 40 is included in the *County/SCWA Purveyor Specific Agreement* contained in the *Water Forum Agreement*.

The SCWA has entered into a contract (PL 101-514) with United States Bureau of Reclamation (USBR) for the delivery of 22,000 acre-feet per year (AFY), "Fazio Water," of American River water, authorized by Public Law 101-514. Seven thousand AFY of the 22,000 AFY of water has been subcontracted to the City of Folsom. The remaining 15,000 AFY of the PL 101-514 water for SCWA use will be diverted at or near the mouth of the American River or from the Sacramento River.

The City of Sacramento treats the water and conveys it in its facilities ultimately to the Zone 40 system. Existing facilities are capable of diverting approximately 7,000 AFY; the City of Sacramento will make other improvements that will increase capacity to the full 15,000 AFY.

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 SCWA has entered into a three party agreement in principle with SMUD and the City of Sacramento for the assignment to SCWA of 15,000 AFY of SMUD's existing contract with the USBR, to be diverted at or near the mouth of the American River or from the Sacramento River.

negotiations for purchase by the SCWA and assignment from back of SMUD's USBR contract. A portion of the payments to to construct groundwater facilities that may be operated and water from these wells would be available as an alternative d demands in the drier and conference years as defined in the MUD (as presented in the *Water Forum Agreement*).
 PL 101-514 contract water and the potential of 30,000 AFY of applied to the State Water Resources Control Board (SWRCB) for Sacramento Rivers. That application is pending.
 pursue upstream water transfers, which would be diverted at or river or from the Sacramento River.

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the South Pointe planning area, which would receive allocations of water from Laguna Ridge facilities. The City of Elk Grove Draft General Plan also includes the consideration of urban study areas outside of the Sacramento County's Urban Services Boundary that could result in an additional water demand of approximately 16,000 afy.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Impact 4.6.1.2 The project, when considered with other development projects in the area, would result in a cumulative demand for water supply and could impact flows along the Cosumnes River. This is considered a **cumulative significant** impact.

The proposed project would receive its water from Zone 40. Constant with the *Water Forum Agreement*, Zone 40 would rely on a surface water supply consisting of 45,000 AFY of firm entitlement and 33,000 AFY of intermittent surface supplies (the intermittent supply is subject to reduction in the drier and driest years). The balance of the total demand would be met through the conjunctive use of groundwater supplies. The *Water Forum Agreement* defines a sustainable yield for the Central Basin of 273,000 AFY, of which approximately 155,000 would support agricultural uses and 117,600 AFY would support South County municipal and industrial use. Of the 117,600 AFY, an average of approximately 41,000 AFY would be available for use in Zone 40 over the long-term. Current estimated groundwater use in the Central Basin is 250,000 AFY. Conjunctive use is the planned management and use groundwater, surface water, and recycled water in order to improve the overall reliability of a region's total water supply. For example, in wet years when surface water is plentiful, groundwater pumping may be reduced or eliminated and only surface water is used. The groundwater basin would be replenished in these wet years. In dry years when surface water is in short supply, the water that has been accumulating in the basin would be pumped for use and surface water diversions reduced or eliminated.

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The *Water Forum Agreement* reports that the amount of South County M&I groundwater use would vary from approximately 95,100 AFY in the driest years decreasing to approximately 34,000 AFY in wet years. The project would increase the cumulative demand for water supplies. Under buildout conditions, the project's ultimate water demand would be approximately 7,063 AFY; however, 2,700 AFY historically have been used for irrigating 471 acres of agricultural land in the Plan area. The project's ultimate new water demand, including both potable and recycled water sources, would be approximately 4,363 AFY. Of the 4,363 AFY, 1,016 AFY would be supplied through recycled water from the SRWWTP, leaving the ultimate new water demand for the Laguna Ridge Specific Plan Area at approximately 3,347 AFY, which is approximately 3 percent of Zone 40's projected demand through 2030. Based on the above estimates and projections, adequate water supply would be available to serve the project and meet Zone 40's projected water demands through 2030.

Each development project in the Urban Services Area, including the proposed project (see mitigation measure MM 4.6.1.a), would be required to demonstrate water availability as part of the subdivision approval process. Groundwater required to meet development demands in the LRSP area beyond historical agricultural use (2,700 AFY) would contribute to cumulative increases in groundwater production that may adversely affect flows on the Lower Cosumnes River.

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As discussed in Section 4.7 (Hydrology and Water Quality), several recent studies have been conducted to identify the interactions between the Cosumnes River and regional groundwater levels. Usually there is some flow from the river and the groundwater system (aquifer), which means one system may have an effect on the other system and vice versa. In some areas, flow is contributions to river flow from the groundwater system. In other areas, disconnection means that the groundwater levels lie above the river channel bottom for extended reaches of the river. Under hydraulic disconnection, the river may be a losing or effluent river. Under hydraulic connection, the river may be a gaining groundwater aquifer and be a losing or effluent river. This may affect baseflow contributions along various reaches of the river and river interactions.

The studies indicated the regional aquifer system is hydraulically disconnected for extended reaches of the river, most pronounced in the middle reaches of the river between State Route 99 (SR 99) and Meiss Road. Depth to the regional groundwater table increases from 7 to 20 feet in the Shasta Road area (river mile 27.2) to approximately 35 to 55 feet near Wilton Road (river mile 17.3). Between Wilton Road and Highway 99 (river mile 11) depth to the regional groundwater table decreases to approximately 15 to 30 feet and decreases even further to approximately 3 to 15 feet around the Twin Cities Road area (river mile 5). In some portions of the river downstream of Twin Cities Road, the water table (aquifer) lies above the channel elevation and appears to be hydraulically connected with the river.

Increased groundwater pumping or a significant lowering of the groundwater tables in these areas could have an adverse effect on river flows. Results of the studies indicate that there is strong evidence of a causal relationship; however, unequivocal proof of this relationship is difficult to establish due to the limited amount of historical records on ground- and surface-water conditions in Sacramento County. Additionally, the studies indicated that a better understanding of local and regional geologic heterogeneity as well as more reliable numerical models would be needed to accurately assess the river/aquifer interactions. Due to the project's proximity to river's channel near Twin Cities Road, which is more than 2-miles southeast of the site, implementation of the project is not expected to have a direct impact upon Cosumnes River flows, groundwater levels or the regional aquifer system. However, the project would contribute to increased groundwater production under cumulative conditions, which may alter current interactions between groundwater pumping and Cosumnes River flows and result in reduced flows. A reduction in flows within the Cosumnes River could result in adverse impacts to fishery and other aquatic resources as well as potential impacts to riparian habitat conditions along the river. Currently, the Sacramento County Water Agency is conducting detailed groundwater modeling associated with the Zone 40 Master Plan Update to evaluate potential effects on the Cosumnes River from increased groundwater production. However, no results from this modeling effort were available at the time of the release of this document.

Mitigation Measure

As previously noted above, the Sacramento County Water Agency would provide water service to the Plan area rather than the City. Since the City does not provide water service and does not have direct jurisdiction over water service and facilities, there are no feasible mitigation measures available to the City to avoid this potential significant cumulative impact. Depending upon SCWA's modeling results, this cumulative impact could be **significant and unavoidable**, as is accordingly deemed as such for purposes of this EIR.



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supplies available to the Agency's water transmission system, and to the water contractors, are adequate over the next 20-year planning period.

Senate Bill (SB) 610 and Assembly Bill (AB) 901

During the 2001 regular session of the State Legislature, SB 610 and AB 910 – Water Supply Planning bills were signed and became effective January 1, 2002. SB 610 amends Public Resources Code section 21151.9, requiring any EIR, negative declaration, or mitigated negative declaration for a qualifying project to include consultation with affected water supply agencies (prior law applied only to Notices of Preparation). SB 610 also amends the following:

- Water Code 10656 and 10657 to restrict state funding for agencies that fail to submit their urban water management plan to the Department of Water Resource;
- Water Code section 10910 to describe the water supply assessment that must be undertaken for projects referred under PRC section 21151.9, including an analysis of groundwater supplies. Water agencies are given 90 days from the start of consultation in which to provide a water supply assessment of the CEQA lead agency; Water Code section 10910 also specifies the circumstances under which a project for which a water supply assessment was once prepared would be required to obtain another assessment.

AB 910 amends Water Code section 10631, expanding the contents of the urban water management plans to include further information on future water supply projects and programs and groundwater supplies.

LOCAL

Water Forum Agreement

The Water Forum is a diverse group of business and agricultural leaders, citizens groups, environmentalist, water managers and local governments in Sacramento County. The Water Forum was developed to address water related issues facing the Sacramento region, which include water shortages, environmental degradation, groundwater contamination and reliability, and economic prosperity. The Water Forum resulted in the establishment of principles to guide regional development and the development of the Water Forum Agreement (WFA). The comprehensive WFA allows the region to meet its needs in a balanced way through implementation of seven elements. The elements include detailed understandings among stakeholders on how this region will deal with key issues, which include groundwater management practices, water diversions, dry year water usage, water conservation measures, and the protection of the Lower American River. The understandings were forged and included in the Memorandum of Understanding for the Water Forum Agreement.

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The WFA established the following two coequal objectives: "Provide a reliable and safe water supply for the region's economic health and planned development to the year 2030" and "Preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River."

The Sacramento Metropolitan Water Authority Groundwater Committee and the Sacramento Water Forum Groundwater Negotiation Team developed the Groundwater Management Element of the WFA jointly. The purpose of the groundwater management element is to protect the viability of groundwater resources for current and future uses. Through the creation of a publicly accountable governance structure, with respect to all groundwater users, the element requires the monitoring of total water withdrawn from the groundwater basin and the promotion

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Groundwater is used to supplement surface supplies. The *Water Forum Agreement* (see Groundwater Management Element, p. 96) describes the way in which groundwater is, and will be, used in the region while maintaining the viability of that resource for both current and future users (i.e., without exceeding the “sustainable yield” of the groundwater basin¹). The *Water Forum Agreement* defined the long-term average annual sustainable yield of the Central Valley Basin (which includes the City of Elk Grove) as 273,000 AFY.

Existing Water System Facilities and Historic Project Site Water Use

Currently, public water service is not provided within the Laguna Ridge Specific Plan area. Water for agricultural activities on the project site is currently provided by private wells. The private wells on-site and in the project area generally extract water from the upper aquifer of the Laguna Formation at a depth of 200 to 300 feet. The Elk Grove Auto Mall (outside the Specific Plan) is served with public water through Zone 40.

The closest available public water transmission main is a 14-inch/18-inch transmission main located within Elk Grove Boulevard directly north of the project site. As discussed later in this section, water storage, treatment facilities, and water transmission mains are proposed for construction within the East Franklin Specific Plan (EFSP) area directly west of the plan area. This is planned to serve initial development within the EFSP.

The Laguna Ridge Specific Plan area has been an ongoing agricultural operation for more than 150 years. It is estimated that approximately 2,700 acre-feet per year (AFY) of groundwater is used to irrigate crops within the Laguna Ridge Specific Plan Area.² **Figure 4.6.1-2** indicates the areas on the project site that historically have been irrigated, based on irrigation information from August 1980 and June 1991. Historically irrigated sites, presumed to have contained predominantly row crops, comprise 471 acres of the project area (SCWA, 2001).

4.6.1.2 REGULATORY FRAMEWORK

STATE

Urban Water Management Planning Act - Assembly Bill (SB) 797

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The Urban Water Management Planning Act was established by Assembly Bill 797 (AB 797) on September 21, 1983. Passage of this law was recognition by state legislators that water is a limited resource and a declaration that efficient water use and conservation would be actively pursued throughout the state. The law requires water suppliers in California, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet per year of water, to prepare and adopt an urban water management plan five years which defines their current and future water use, sources of supply and its reliability, and existing conservation measures. The current SCWA Urban Water Management Plan (UWMP) was adopted in 2000. The UWMP 2000 serves as the *Urban Water Management Plan* for the SCWA and its primary water contractors, and describes the availability of water, water use, reclamation, and water conservation activities. This plan concludes that with the given assumptions of the water

1. Sustainable yield is defined as the amount of groundwater which can be safely pumped from the groundwater basin over a long period of time while maintaining acceptable groundwater elevations and avoiding undesirable effects which might include increased pumping costs, accelerated movement of underground pollutants, etc.
 2. Based on a demand rate of 5.7 acre feet/acre/annually and 475 (25%) acres under active cultivation.

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groundwater use in conjunction with surface water supplies to maximize the availability of both. To achieve the objectives of the WFA, the Groundwater Management Element addresses both conjunctive use and sustainable yield.

Conjunctive use is the planned management and use of both groundwater and surface water in order to improve the overall reliability of the region's total water supply. For instance, in wet years when ample supplies of surface water are available, groundwater pumping will be reduced which would result in the groundwater basin being replenished in wetter years. In dryer years when surface water is in shorter supply, the groundwater that "banked" during wetter years would be pumped for use, with surface water diversions being reduced. It should be noted that additional surface water diversions are required to implement the conjunctive use program.

Sustainable yield is the amount of groundwater that can be safely pumped from the groundwater basin over a long period of time while maintaining acceptable groundwater elevations and avoiding undesirable effects. Sustainable yield requires a balance between pumping and basin recharge and is expressed as the number of acre-feet of water per year, which can be pumped from the basin on a long-term average basis.

The WFA defines three groundwater subbasins underlying Sacramento County (North Area, Central Area, and the South Area) based on the hydraulic boundaries resulting from each of the river sources. The agreed upon long-term average annual limit (sustainable yield) for each of the three geographic sub-areas of the groundwater basin within Sacramento County are: 131,000 acre-feet (AF) for the North Area (north of the American River); 273,000 AF for the Central Area (between the American and Cosumnes rivers); and 115,000 AF for the Galt Area (south of the Cosumnes River). Any proposed water supply project must recognize the sustainable groundwater yields specified in the WFA for the 2030-projected level of development. The WFA predicted that the projected pumping in the Central Area (273,000 AF/yr) would result in the cone of depression in the Elk Grove area stabilizing at approximately 50 feet below existing levels.

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Water Forum Successor Effort Element

The WFA was signed by forty stakeholder organizations and agencies in April of 2000 and provided for the establishment of the Water Forum Successor Effort (WFSE), which is responsible for overseeing, monitoring and reporting on the implementation of the WFA. The WFSE Element of the WFA is composed of representatives of the stakeholder organizations that are WFA signatories. The WFSE continues the interest-based collaborative process that was used in developing the WFA. The WFSE has no independent governing or regulatory authority. One of the objectives of the WFSE is to continue a public process designed to provide all community interests the opportunity to participate in developing a groundwater management program which takes into account local needs and circumstances.

The WFSE calls for the following:

- Identify and convene stakeholders representing all segments of the community that have an interest in developing a groundwater management plan.

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- Conduct an educational effort among the stakeholders to establish a common understanding of the groundwater basin conditions.
- Negotiate a groundwater management program, including identification of basin management objectives and some form of governance, if appropriate.

As stated above, the WFE is not a decision-making body and it holds no governing or regulatory authority. The recommendations of the WFE are forwarded to participating agencies for review and approval.

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CITY OF ELK GROVE

Draft General Plan

Water supply and distribution issues are addressed in the Conservation and Air Quality, and Public Facilities and Financing Elements of the Draft General Plan. **Table 4.6.1-1** identifies the Draft General Plan water supply and distribution policies that are directly applicable to the proposed project, and presents an evaluation of the consistency of the project with these statements as required by CEQA. While the EIR analyzes the project's consistency with the General Plan, the final authority for interpretation of these policy statements, and determination of the project's consistency, rests with the City Council.

**TABLE 4.6.1-1
DRAFT GENERAL PLAN CONSISTENCY – WATER**

Draft General Plan Policies	Consistency with General Plan	Analysis
Policy PF-3: Water supply and delivery systems shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.	Yes	The project site is located within Zone 40 of the Sacramento County Water Agency (SCWA). Zone 40 Master Plan calls for the conjunctive use of groundwater, surface water and recycled water. Project water would be supplied from all these sources. Mitigation Measure 4.6.1.1a states that subsequent project applications shall not be approved by the City until proof that supplemental water supplies are in place and approval from SCWA has been received.
Policy PF-4: The City supports the use of recycled water for irrigation wherever feasible.	Yes	The project proposes the use of recycled water for irrigation. In addition, implementation of mitigation measures MM 4.6.1.1b and c would further reduce project water demands.
Policy PF-5: The City shall seek to protect the quality and quantity of groundwater	Yes	The proposed water system for the Laguna Ridge Specific Plan is designed to be generally consistent with the overall

City of Elk Grove
June 2003

Laguna Ridge Specific Plan
Revised Draft Environmental Impact Report

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4.7 HYDROLOGY AND WATER QUALITY

This section of the EIR describes existing drainage and water resources for the Laguna Ridge Specific Plan area and the region, and evaluates potential impacts of the project with respect to flood risk and water resources. Sources utilized to complete this section include the General Plan, the Draft Drainage Master Plan for Laguna County, and the Draft Drainage Master Plan for Rodgers, Inc. (July 2002), and consultation with the County of El Dorado.

4.7.1

SETTING

Groundwater

The Sacramento Valley aquifer system in the state. The valley is in a structural basin that is 20 to 70 miles wide and extends over more than 20,000 square miles. The basin is filled with sediments deposited by the ocean and erosion of the rocks that form the basin. The thickness of basin-fill material is great, and the aquifer system is divided into the Sacramento Valley, the Sacramento-San Joaquin Delta, and the San Joaquin Valley sub-regions, on the basis of different characteristics of surface-water basins. The aquifer underlying the Planning Area is part of the Sacramento Valley sub-region.

The Sacramento Valley aquifer system is formed primarily of sand and gravel with significant amounts of silt and clay, all of which have been eroded mainly from older rocks at the boundaries of the valley. The environments in which the continental sediments were deposited varied, but most were deposited in fluvial environments; however, the deposits contain some lacustrine beds. Beds and lenses of fine-grained materials, such as silt and clay, constitute a significant percentage of the aquifer system. In most parts of the valley, fine-grained materials compose 50 percent or more of the aquifer system. The most extensive clay bed, which is informally named the "E-clay", consists primarily of the Corcoran Clay. Because beds of silt and clay do not readily transmit water under natural conditions, they act as barriers to vertical flow and cause differences in hydraulic head with depth.

Sacramento County contains a single heterogeneous aquifer system that contains water under unconfined, or water-table, conditions in the upper few hundred feet; these conditions grade into confined conditions with depth. The confinement is the result of numerous overlapping lens-shaped clay beds. Geophysical well logs indicate that the "E-clay," although probably the largest single confining bed, constitutes only a small percentage of the total thickness of clay layers in the aquifer system. This indicates that the significance of the "E-clay" as a barrier to vertical flow may have been exaggerated. Further, the difference in hydraulic head directly above and below the "E-clay" is small when compared to head differences within intervals of the deep parts of the aquifer system.

Prior to agricultural activity overlying the groundwater basin, the aquifer system was under steady-state conditions in which natural recharge balanced natural discharge. Groundwater in the shallow part of the aquifer system flowed from areas of high altitude at the valley margins, where most of the recharge took place, down gradient to discharge into rivers and marshes near the valley axis. Under predevelopment conditions, streams emanating from the Coast and Cascade Ranges and the Sierra Nevada primarily recharged the aquifer system. Most of the recharge was in the northern

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4.7 HYDROLOGY AND WATER QUALITY

and eastern parts of the valley. Precipitation falling on the valley floor during the rainy season provided only a small part of the total recharge. Groundwater that was not evaporated or transpired by plants discharged either into the Sacramento and the San Joaquin Rivers that drained to San Francisco Bay or into the Tulare Basin from which it was eventually removed by evaporation or transpiration.

Additionally, under predevelopment conditions in Sacramento County, the hydraulic head in the shallow water-table aquifer where water entered the aquifer system at the valley margins was greater than the head in the deeper confined aquifer; thus, ground water moved downward. Conversely, the head gradient was reversed where water left the aquifer; typically by discharge to surface-water bodies, and the hydraulic head in the water table aquifer was less than that in the confined aquifer. The difference in hydraulic head created upward movement of the groundwater toward rivers and marshes. Precipitation that fell on the valley floor and was not lost to evapotranspiration recharged the water-table aquifer and moved down the head gradient toward the rivers and surrounding marshes. Upward vertical flow to discharge areas from the deep confined aquifer was impeded by confining clay beds, which caused a pressure head in the deep parts of the aquifer system. Because of the pressure head, wells that penetrated the deep aquifer in low-lying areas near the rivers and marshes flowed during the early years of development in the valley, and did not require additional groundwater extraction.

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By the late 1940's, agricultural activities had lowered groundwater elevations and altered groundwater flow patterns in the aquifer system. The magnitude of the withdrawals caused hydraulic heads in the confined system to fall far below the altitude of the water table, the vertical head gradient reversed over much of the Central Valley. As a result, much of the unconfined zone of the aquifer system that flowed laterally during predevelopment conditions leaked downward through the confining clay beds into the confined aquifer. However, concurrent with an increase in surface-water withdrawals in the 1970's, groundwater withdrawals in the aquifer system decreased, and groundwater levels in many areas to recover in the confined part of the aquifer system to 1960 levels. With few exceptions, the groundwater flow patterns in the Central Valley are similar to those in the mid 1970's (USGS, 1995).

eckd	8/20/2003 1:38:58 PM
Is this entire paragraph based on the USGS source? Some of this is not consistent with the Water Forum's understanding of patterns of groundwater use.	

Local Setting

Groundwater in the plan area occurs in both the upper shallow aquifer and underlying deeper aquifer zone. The deeper aquifer is composed of the Cosumnes Formation and is separated from the shallow aquifer by a discontinuous clay layer. The thickness of the deep aquifer ranges from approximately 200 feet thick in the eastern portion of the county to over 2,000 in some of the western portions of the County. As mentioned above, a discontinuous clay layer that is not completely impermeable in some areas separates the shallow and deep aquifers. Therefore, there is a potential for vertical movement of groundwater between the two aquifers. Generally, the movement of groundwater between the aquifers occurs when a head differential exists between the aquifer systems. For instance, if heavy pumping in the deep aquifer reduces the pressure head in this system, then groundwater from the shallow aquifer will be induced to recharge the deeper aquifer. Conversely, if groundwater levels are decreased (by increased pumping) in the shallow aquifer, then the potential exists for the upward movement of groundwater to recharge the shallow aquifer.

Recharge to the aquifer system in the area occurs from a combination of three main sources: stream recharge (primarily from the Cosumnes and Sacramento rivers), subsurface inflows from

2.0 EXECUTIVE SUMMARY

TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>MM 4.4.4.2b All signalized intersections installed by the project developer shall be equipped with traffic pre-emption devices at the time of installation.</p> <p>Timing/Implementation: Prior to improvement plan approval</p> <p>Monitoring: EGCS&D and City of Elk Grove Development Services</p> <p>Approval of individual subdivision improvement water supply system plans for the subdivisions shall be by the City to ensure adequate fire flows for as specified by the EGCS&D Fire Department.</p> <p>Implementation: Prior to improvement plan approval</p> <p>Monitoring: EGCS&D and City of Elk Grove Development Services</p> <p>Streets in excess of 150 feet in the Laguna Ridge Plan area shall have emergency vehicle turn-arounds provided by the Elk Grove Community Services Department.</p> <p>Implementation: Prior to improvement plan approval</p>	

eckd 8/21/2003 11:51:40 AM
This should also include review by the Sacramento County Water Agency. Fire flow requirements for the water system are set by SCWA.

eckd 8/20/2003 9:00:12 AM
Should include SCWA.



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City of Elk Grove
June 2003

Laguna Ridge Specific Plan
Draft Environmental Impact Report

3.0 COMMENTS AND RESPONSES

Letter H: Darrell K. Eck, Sacramento County Water Agency

Response H-1

The commentor provides additional clarification regarding groundwater production.

- RDEIR page 4.7-3, the following changes to 'Groundwater Production' shall be made:

"Groundwater Production

Zone 40 of tThe Sacramento County Water Agency (SCWA), ~~which~~ provides wholesale water to an area that includes most of the cities of Elk Grove, Rancho Cordova and the Vineyard Community. Zone 40 pumps groundwater for municipal uses from the deeper aquifer to facilitate protection of private wells in the shallow aquifer. ~~Zone 40 (including the majority of the Planning Area and the communities of Laguna, Vineyard and Rancho Cordova) pumps its groundwater for municipal uses from the deeper aquifer due to higher per well yields.~~ The Zone 40 boundaries are depicted on Figure 4.12.4-3. The California-American Water Company (Cal-Am) and the Florin Resource Conservation District/Elk Grove Water Service (FRCD/EGWS) also obtain groundwater from the deeper aquifer. The well depths in the aquifer system are determined by the depth of permeable aquifer material and the quality of the ground water. Generally, municipal wells depths are usually ~~less~~ more than 500 feet deep in the Planning Area. The greater depth of wells is a result of the low permeability of the sands in the unconfined aquifer and of highly mineralized water and water high in selenium in the upper parts of the aquifer system. Well yields of more than 1,000 gallons per minute are commonly obtainable throughout the aquifer system. The average yield of wells is approximately 800 gallons per minute, but yields as large as 4,000 gallons per minute have been recorded.

Response H-2

The commentor provides additional information regarding verbiage in MM 4.6.4.2e.

- The following changes shall be made to pages 4.6-48 and 4-6-49 of the RDEIR:

"MM 4.6.4.2e Prior to approval of individual subdivision improvement plans, the project applicant shall demonstrate that all required roadways, water mains, fire hydrants, and fire flow necessary to serve the subdivision shall be provided prior to the existence of any combustible construction of storage and that the installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, meets the standards of the EGCSDFD and the Sacramento County Water Agency water purveyor. The roadways shall be constructed to a 20-foot minimum width with an impervious surface to the satisfaction of the Elk Grove CSD and shall have good drainage.

Timing/Implementation: Prior to improvement plan approval

Enforcement/Monitoring: EGCSDFD, Sacramento County Water Agency, and City of Elk Grove Development Services"

Response H-3

The commentor provides additional information regarding verbiage in Section 3.0, Project Description, Water Supply, page 3.0-11 and 3.0-12.

- RDEIR pages 3.0-11 and 3.0-12 shall be modified as follows:

'The plan area would obtain water service from the Sacramento County Water Agency (SCWA). The SCWA would serve as water wholesaler and retailer, providing adequate supplies of ~~potable treated~~ water for municipal and industrial (M&I) use. As described in Section 4.6 (Public Services and Utilities), the project would be subject to Draft General Plan Policy PF-3 and is expected to be served by a combination of groundwater and surface water sources as well as by reclaimed water for landscape irrigation.'

'A water supply master plan has been developed for the plan area and is provided in **Appendix 4.6**. The master plan provides for phasing of the water supply system, including development of groundwater treatment plants. **Figure 3.0-3** identifies the general location of three water treatment plant sites to be located within the plan area. One of the water treatment plant sites would be located north of New Poppy Ridge Road, east of Big Horn Boulevard, and would consist of approximately 6.2 acres. Another site is located south of the Old Poppy Ridge Road alignment, just east of Bruceville Road, consisting of approximately 6.4 acres. Each of these plant sites ~~would~~ could accommodate up to six on-site wells for groundwater production. The third water treatment plant site would be located just south of Elk Grove Boulevard and would be located on approximately 4.2 acres. ~~This treatment plant site would be used to treat water supplies anticipated to contain elevated levels of arsenic and would not be a production plant (i.e., no groundwater wells). No off-site new/unplanned water facilities are anticipated to be required to serve the plan area. A portion of this treatment plant would be used to replace existing wells that produce water with levels of arsenic that exceed drinking water standards that take effect in January of 2006. The remaining portion will provide treatment for three new wells to meet the new demands of the LRSP area. A detailed description of ultimate water production and distribution facilities is provided in Section 4.6 (Public Services and Utilities). The water supply master plan anticipates providing~~ includes a description of service to the East Franklin Specific Plan area, existing development to the north of the plan area, Lent Ranch, and the proposed South Pointe development.'

Response H-4

The commentor provides additional information regarding verbiage in Section 3.0 Project Description under Water Supply.

- RDEIR page 3.0-7, paragraph 5 shall be modified as follows:

"Water Treatment Facilities/ Water Quality Ponds: The plan identifies three ground water treatment facilities within the plan area: one 6-acre site at Bruceville Road and Poppy Ridge Road, a 6-acre site located north of Poppy Ridge Road between Big Horn Boulevard and SR-99, and a third site shown south of Elk Grove Boulevard between the extension of Big Horn Boulevard and Laguna Springs Drive. A 10-acre (net) water quality pond is designated on the north side of Bilby Road between Bruceville Road and Big Horn Boulevard. This facility is intended for the removal and/or filtration of pollutants accumulated from storm water runoff in and around the plan area."

3.0 COMMENTS AND RESPONSES

Response H-5

The commentor provides additional information regarding verbiage in Section 3.0 Project Description under Water Supply.

- RDEIR page 4.6-1, shall be modified as follows:

“Joining together as the “Water Forum,” these community ~~members~~ ~~leaders~~ from Sacramento along with water managers from Placer and El Dorado counties have agreed on principles to guide development of a regional water supply solution, and negotiated the *Water Forum Agreement*. The various stakeholders approved this agreement in April of 2000.

The Water Forum has ~~agreed to pursue~~ two coequal objectives:

- Provide a reliable and safe water supply for the region's economic health and planned development through to the year 2030; and
- Preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

The Sacramento County Water Agency (SCWA), a participant in the Water Forum, purveys water in seven separate retail service areas ~~within the unincorporated area~~. The SCWA retail service areas vary in size from as few as 30 connections in the smallest service area to more than 17,000 connections in the Laguna/Vineyard and Elk Grove service area. There are a total of approximately ~~20,000~~ 30,000 connections in the County retail service areas, of which approximately ~~19,000~~ 29,000 are residential customers.”

Response H-6

The commentor provides additional information regarding verbiage in Section 4.6-10 regarding Policy PF-6 analysis. The information provided by the commentor is similar to the existing analysis, yet in different format. Therefore, no modifications will be made the RDEIR.

Response H-7

The commentor would like to delete information from Table 4.6.1-2 without any given explanation and/or justification. The table is taken from a technical study performed by Wood Rodgers, Inc 2003, included in appendix 4.7 Hydrology and Water Quality, Drainage master Plan. The adequacy of the RDEIR is not questioned; therefore no further comment is required.

Response H-8

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-13, last paragraph shall be modified as follows:

“The WFA defined three groundwater sub basins underlying Sacramento County (North Area, Central Area, and the South Area) on the hydraulic boundaries resulting from each of the river sources. The agreed upon long-term average annual limit (sustainable yield) for each of the three geographic sub-areas of the groundwater basin within Sacramento County: 131,000 acre-feet (AF) for the North Area (north of the American River); 273,000 AF

for the Central Area (between the American and Cosumnes rivers); and 115,000 AF for the Galt Area (south of the Cosumnes River). Any proposed water supply project must satisfy the sustainable groundwater conditions specified in the WFA for the 2030-projected level of development. Additionally, the WFA predicted that the projected pumping in the Central Area (273,000 AF/yr) would result in the cone of depression in the Elk Grove area stabilizing at approximately 50 feet below existing levels."

Response H-9

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-14, first paragraph shall be modified as follows:

"Projected water demand in the Zone 40 service area totals 113,100 AFY ~~through in 2030. Surface water supplies for the area as reported in the Water Forum Agreement are anticipated to total up to 78,000 AFY. Of the estimated South County groundwater basin annual sustainable yield of 273,000 AFY, 41,000 AFY is planned to make up the balance of this demand. The Zone 40 WSMP (consistent with the WFA) defines an average annual surface water supply of 67,800 AF plus an average annual groundwater supply of 40,900 AF plus annual recycled water supply of 4,400 AF to meet this demand.~~ As indicated in **Tables 4.6.1-2 and 4.6.1-3**, the ultimate water demand for the project would be 7,063 AFY. However, 2,700 AFY would be used for existing agricultural uses on site, bringing the project's total new demand to 4,363 AFY. There would be additionally 1,016 AFY of recycled water used for irrigation, which would bring the final total demand to 3,347 AFY. The ultimate water demand in Zone 40 is 113,100 AFY; therefore, the project's demand would be approximately 0.03 percent of Zone 40's total demand through 2030. Consequently, adequate water supplies would be available to serve the proposed project along with current demand projections in Zone 40's the service area."

Response H-10

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-19, first paragraph shall be modified as follows:

"The project would be served by three groundwater treatment facilities (Poppy Ridge, Laguna Ridge, and Big Horn), each consisting of a series of six planned wells. The proposed locations of the three facilities are depicted on **Figure 4.6.1-4**. The Poppy Ridge Water Treatment Plant (PRWTP) is currently under design and the bid has been awarded. The construction completion date is estimated to be July 2004. ~~is not known at this time.~~ The Laguna Ridge Water Treatment Plant (LRWTP) is currently under design, and would be constructed and brought on line as future development within the Plan area occurs. The Big Horn Water Treatment Plan (BHWTP) would also be constructed within the Plan area and would replace the existing facilities north of Elk Grove Boulevard. The BHWTP would comply with future arsenic standards as well as serving future development south of Elk Grove Boulevard. It should be noted that the proposed water treatment facilities would also supply water to the East Franklin Specific Plan and Lent Ranch/ South Pointe service areas. The estimated water allocations for these areas are depicted on **Figure 7-4** in **Appendix 4.6**. Future developments within the Lent Ranch and South Pointe service areas are dependent on the construction of the LRWTP."

3.0 COMMENTS AND RESPONSES

Response H-11

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-2, paragraphs shall be modified as follows:

The SCWA is a public non-profit water purveyor governed by the SCWA Board of Directors (ex office of Sacramento County Board of Supervisors) Sacramento County Board of Supervisors. As a water purveyor, SCWA may contract with the Federal Government under reclamation laws with the same powers as irrigation districts, and with the State of California and the Federal Government with respect to the purchase, sale, and acquisition of water. Under the 1952 Sacramento County Water Agency Act, the SCWA is authorized to create groundwater management zones to provide for the construction of conjunctive use facilities and for the collection of fees and charges to fund projects. As a result of this authority, SCWA formed the Zone 40 groundwater management zone. Zone 40 of the SCWA was formed to manage groundwater resources within the influence area of the Elk Grove cone-of-depression by providing for the acquisition, construction, maintenance, and operation of facilities for the production, treatment, transmission, distribution, conservation, and sale of ground and surface water within the zone.

In March 1999, the Sacramento County Water Agency expanded Zone 40 to include large areas (consistent with the General Plan Urban Service Boundary) in the southern part of Sacramento County, including the City of Elk Grove and the proposed project site. The expanded area boundary is illustrated in **Figure 4.6.1-1**. Both supply and demand for these new growth areas are included in the *County/SCWA Purveyor Specific Agreement* contained in the *Water Forum Agreement*.

The SCWA has entered into a contract (PL 101-514) with United States Bureau of Reclamation (USBR) for the delivery of 22,000 acre-feet per year (AFY), "Fazio Water," of American River water, authorized by Public Law 101-514. Seven thousand AFY of the 22,000 AFY of water will be subcontracted to the City of Folsom. The remaining 15,000 AFY of the PL 101-514 water for SCWA use will be diverted at or near the mouth of the American River or from the Sacramento River. SCWA has also entered into a three party agreement-in-principle with SMUD and the City of Sacramento for the assignment to SCWA of 15,000 AFY of SMUD's existing contract with the USBR, to be diverted at or near the mouth of the American River or from the Sacramento River. The City of Sacramento treats the water and conveys it in its facilities ultimately to the Zone 40 system. Existing facilities are capable of diverting approximately 7,000 AFY; the City of Sacramento will make other improvements that will increase capacity to the full 15,000 AFY. ~~is developing a new diversion structure to pull the full 15,000 AFY.~~

SCWA and SMUD have also begun negotiations for purchase by the SCWA and assignment from SMUD of a second 15,000 AFY block of SMUD's USBR contract. A portion of the payments to SMUD from SCWA would be used to construct groundwater facilities that may be operated and maintained by SCWA. Groundwater from these wells would be available as an alternative supply for SMUD to meet increased demands in the drier and conference years as defined in the Purveyor Specific Agreement for SMUD (as presented in the *Water Forum Agreement*).

Response H-12

The commentator provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-2, paragraphs shall be modified as follows:

"The proposed project would receive its water from Zone 40. ~~Consistent with~~ ~~As reported in~~ the *Water Forum Agreement*, to accommodate future demand of 117,600 AFY, Zone 40 would rely on a surface water supply consisting of 45,000 AFY of firm entitlement and 33,000 AFY of intermittent surface supplies (the intermittent supply is subject to reduction in the drier and driest years). The balance of the total demand would be met through the conjunctive use of groundwater supplies. The *Water Forum Agreement* ~~reports~~ defines a sustainable yield for the ~~groundwater~~ Central Basin of 273,000 AFY, of which approximately 155,000 would support agricultural uses and 117,600 AFY would support South County municipal and industrial use. Of the 117,600 AFY, an average of approximately 41,000 AFY would be available for use in Zone 40 over the long-term. Currently, 250,000 AFY of the 273,000 AFY sustainable yield is being drawn. Conjunctive use is the planned management and use groundwater, surface water, and recycled water in order to improve the overall reliability of a region's total water supply. For example, in wet years when surface water is plentiful, groundwater pumping may be reduced or eliminated and only surface water is used. The groundwater basin would be replenished in these wet years. In dry years when surface water is in short supply, the water that has been accumulating in the basin would be pumped for use and surface water diversions reduced or eliminated."

The *Water Forum Agreement* reports that the amount of groundwater used would vary from approximately 95,100 AFY in the driest years decreasing to approximately 34,000 AFY in the wet years. In either scenario, the average amount of groundwater used over the long term would be less than the sustainable yield of 273,000 AFY. The project would increase the cumulative demand for water supplies. Under buildout conditions, the project's ultimate water demand would be approximately 7,063 AFY; however, 2,700 AFY would be used for irrigating the 471 acres of agricultural land currently existing in the Plan area. The project's ultimate new water demand, ~~which included~~ including both potable and recycled water sources) would be approximately 4,363 AFY. Of the 4,363 AFY, 1,016 AFY would be supplied through recycled water from the SRWWTP, leaving the new ultimate potable water demand for the Laguna Ridge Specific Plan Area at approximately 3,347 AFY, which is approximately ~~0.03~~ 3 percent of Zone 40's projected demand through 2030. Based on the above estimates and projections, adequate water supply would be available to serve the project and meet the Zone 40's projected water demands through 2030.

Additionally, development projects within the Urban Service Area Boundary cannot occur until agreements and financing for water supplies are in place. Each development project in the service area, including the proposed project (see mitigation measure MM 4.6.1.a), would be required to demonstrate water availability as part of the subdivision approval process Groundwater required to meet development demands in the LRSP area beyond historical agricultural use (2,700 AFY) would contribute to cumulative increases in groundwater production that may adversely affect flows on the Lower Cosumnes River. ~~Even if subsequent developments demonstrate water availability prior to the project approval, beyond the amount allowed under the Plan area's historical agricultural use (2,700 AFY), subsequent development of the Plan area would contribute to cumulative increases in groundwater production that may adversely affect flows on the Lower Cosumnes River.~~

3.0 COMMENTS AND RESPONSES

Response H-13

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-22, first paragraph shall be modified as follows:

“As discussed in Section 4.7 (Hydrology and Water Quality), several recent studies (see Appendix 4.7, Master Drainage Study) have been conducted to identify the interactions between the Cosumnes River, the regional aquifer system, and regional groundwater levels. Usually there is some form of hydraulic connection between a river and the groundwater system (aquifer), which means that changes in pressure or stage in one system may have an effect on the other system and the exchange between the two. Base-flow is contributions to river flow from the groundwater or aquifer system. A hydraulic disconnection means that the groundwater levels lie below the elevation of the river channel bottom for extended reaches of the river. Under hydraulic connection the river can receive flow contributions from the aquifer system and be a gaining or influent river or it can lose flow to the groundwater aquifer and be a losing or effluent river. Additionally, the pumping of groundwater may affect base flow contributions along various reaches of a river; thereby, influencing aquifer and river interactions.”

Response H-14

The commentor provides specific verbiage to help clarify the ‘Water Forum Agreement’ discussion. The suggested change is the same as the text in the RDEIR; therefore no change shall be made.

Response H-15

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-5, paragraph one shall be modified as follows:

“Groundwater is used to supplement surface supplies. The *Water Forum Agreement* (see Groundwater Management Element, p. 96) describes the way in which groundwater is, and will be, used in the region while maintaining the viability of that resource for both current and future users (i.e., without exceeding the “sustainable yield” of the groundwater basin¹). ~~The recommended estimated average annual sustainable yield of the south area (which includes the City of Elk Grove) is 273,000 AFY. The Water Forum Agreement defined the long-term average annual sustainable yield of the Central Basin (which includes the City of Elk Grove) as 273,000 AFY.~~”

- RDEIR page 4.6-5, the last paragraph shall be modified as follows:

“The Urban Water Management Planning Act was established by Assembly Bill 797 (AB 797) on September 21, 1983. Passage of this law was recognition by state legislators that water is a limited resource and a declaration that efficient water use and conservation would be actively pursued throughout the state. The law requires water suppliers in California, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet per year of water, to prepare and adopt a

~~specific plan~~ urban water management plan every five years which defines their current and future water use, sources of supply and its reliability, and existing conservation measures. The current SCWA Urban Water Management Plan (UWMP) was adopted in 2000. The UWMP 2000 serves as the *Urban Water Management Plan* for the SCWA and its primary water contractors, and describes the availability of water, water use, reclamation, and water conservation activities."

Response H-16

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-8, paragraph three shall be modified as follows:

"The Baseline Report (existing conditions) used for the WFA and the current Sacramento County Water Agency (SCWA) Zone 40 Master Plan provided a basis for the WFA definition of a sustainable yield for each of the three Sacramento County groundwater basins. The WFA ~~defined~~ defines three groundwater subbasins underlying Sacramento County (North Area, Central Area, and the South Area) based on the hydraulic boundaries resulting from each of the river sources. The agreed upon long-term average annual limit (sustainable yield) for each of the three geographic sub-areas of the groundwater basin within Sacramento County: 131,000 acre-feet (AF) for the North Area (north of the American River); 273,000 AF for the Central Area (between the American and Cosumnes rivers); and 115,000 AF for the Galt Area (south of the Cosumnes River). Any proposed water supply project must ~~satisfy~~ recognize the sustainable groundwater ~~conditions~~ yields specified in the WFA for the 2030-projected level of development. Additionally, the WFA predicted that the projected pumping in the Central Area (273,000 AF/yr) would result in the cone of depression in the Elk Grove area stabilizing at approximately 50 feet below existing levels."

Response H-17

The commentor provides specific verbiage to help clarify the water supply section discussion; Section 4.6.1 Public Services and Utilities, Water Service.

- RDEIR page 4.6-9, shall be modified as follows:

"As stated above, the ~~WFA~~ WFSE is not a decision-making body and it holds no governing or regulatory authority. The recommendations of the ~~WFA~~ WFSE are forwarded to participating agencies for review and approval. ~~presented to the WFSE for review and approval and forwarded to the relevant agencies for implementation."~~

Response H-18

The commentor provides specific verbiage to help solidify the Public Services and Utilities section. The comments are noted. However, the suggested changes to the RDEIR do not address any new or substantiating changes, therefore no changes will be made.

Response H-19

The commentor provides specific verbiage to help solidify the hydrology and Water Quality section. The commentor's concerns regarding the consistency with the Water Forums

3.0 COMMENTS AND RESPONSES

understanding of patterns of groundwater use is noted. The comments do not address the adequacy of the RDEIR; therefore no further comment is required.

Response H-20

The commentor's concerns regarding the SCWA being involved in Mitigation Measure 4.6.4.2c is noted. The following correction is made to the RDEIR.

- RDEIR page 2.0-61 and page 4.6-48 shall be modified as follows:

"MM 4.6.4.2c

Prior to approval of individual subdivision improvement plans, the water supply system plans for the subdivisions shall be reviewed by the City and Sacramento County Water Agency (SCWA) to ensure adequate fire flows for the project as specified by the EGCSF Fire Department.

Timing/Implementation: Prior to improvement plan approval

Enforcement/Monitoring: EGCSF and City of Elk Grove Development Services, Sacramento County water Agency (SCWA)"



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FAX: (916) 686-7754

September 18, 2003

LETTER I

Mr. Patrick Angell
City of Elk Grove Development Services
8400 Laguna Palms Way
Elk Grove, CA 95758



Subject: **Laguna Ridge Specific Plan Revised DEIR**

Dear Mr. Angell,

The EGUSD has belatedly received the Laguna Ridge Revised DEIR, and while the public comment period may have passed, we believe that it is important to present key issues that we believe are unresolved by this document. Given the past history of school site acquisition in Elk Grove, the District took a pro-active approach to integrate schools into the Specific Plan. We believe that it is important that the Specific Plan's environmental document provide as much information as possible to help future decision makers deal with the school sites that are included in the Laguna Ridge Specific Plan.

I-1

- 1. **Peak Hour Traffic Conditions Within the Specific Plan Area Itself:** The document presents current and future a.m. and p.m. peak hour traffic conditions at 35 intersections in the area surrounding the Specific Plan (Figure 4.2-15). While the documents discusses impacts and mitigations for intersections on Bruceville Road and Elk Grove Road, no information is presented regarding the major intersections within the plan area on New Poppy Ridge Road or Big Horn Boulevard.

I-2

While the City of Elk Grove may have determined that this information was not necessary to evaluate the impacts of implementing the Specific Plan, the lack of this information makes it particularly difficult to design high school access to major roads in the center of the plan area.

- 2. **Daily Traffic Volumes Within the Specific Plan Area:** The EIR presents current and future daily traffic volume projections for more than 35 regional roadways in Elk Grove (figure 4.2-14). However, there is only one volume forecast for streets within the plan area (i.e., Poppy Ridge Road from Bruceville to West Stockton is 15,600 ADT).

I-3

Previous Specific Plan EIRs prepared for other Elk Grove locations have included daily traffic volume data for arterial and collector streets within the Specific Plan area. This data has been especially useful for addressing local air quality issues and for confirming the adequacy of access to local schools.

SCANNED

Mr. Patrick Angell

Page 2

The information noted above was likely created when the EIR traffic analysis was prepared. While the District's preference would be for this information to be included in the FEIR, if this is not possible, we would ask that the City provide this information to the District for use in future school site design.

1-3
continued

Please feel free to contact me at 686-7590 should you wish to discuss this further. Thank you.

Sincerely,



Marnie Rosenstein
Planning Manager

MR
lagridgedetmra/1/c.doc

- cc: Constantine I. Baranoff
- Kathleen Moore
- Steve Looper
- Ken Anderson, kdAnderson
- Francine Dunn, EDAW

Letter I: Marnie Rosenstein, Planning Manager / Elk Grove Unified School District

Response I-1

The commentor's acknowledges receipt of the RDEIR and identifies the need of integrating schools into the Laguna Ridge Specific Plan.

Response I-2

The commenter indicates that while the RDEIR evaluates current and future peak hour traffic conditions surrounding the Plan area there is no information regarding the major intersections within the plan area on New Poppy Ridge Road or Big Horn Boulevard and that this lack of information makes it difficult to design access in the center of the Plan area. Impact 4.2.4 discusses operation of interior roadway segments under the cumulative condition and does identify traffic volumes for Big Horn Boulevard and Poppy Ridge Road (Table 4.2-19). As future development projects are brought forward, they will be subject to MM 4.2.4b (revised MM4.2.4), which requires that all internal intersections be designed for LOS D operations or better. Since subsequent development projects within the Plan area are not identified, the extent of internal traffic volumes and operations have not yet been determined. The extent of intersections will be defined as tentative subdivision maps and other development is proposed.

Response I-3

The commentors concerns regarding daily traffic volumes within the specific plan area are noted. The volume forecast for Poppy Ridge Road from Bruceville to West Stockton Boulevard incorporates the entire plan area from west to east. In addition, the traffic study has included peak hour volume data for arterial and collector streets within the plan area. The commenter is referred to Table 4.2-18 for the arterial roadway levels of service – cumulative plus project conditions.

Letter 1

Edward R. Gillum, Consultant
Land Development and Engineering Consulting

RECEIVED BY
JUL 14 2003
ELK GROVE
PLANNING DEPARTMENT

July 11, 2003

Mr. Patrick Angell
City of Elk Grove Development Services
8400 Laguna Palms Way
Elk Grove, CA 95758


Re: Revised Draft Environmental Impact Report for the Laguna Ridge Specific Plan

Dear Mr. Angell,

Please consider this a formal comment to the subject DEIR. Impact 4.2.4 as shown on page 2.0-20 of the executive summary and as shown and discussed on page 4.2-64 incorrectly identifies Laguna Springs Drive as exceeding the City's proposed level of service standards. Please refer to the attached May 30th memo to the Elk Grove City Planning Commission, which lists revised levels of service (LOS) for select roadway links within the community. Page 4 of this memo lists the section of Laguna Springs Drive within the Laguna Ridge Specific Plan as functioning at a LOS D and identifies this link as meeting the city standard. As we discussed, the planning commission accepted this revised list and it is now the definitive document for these particular roadway links. It is my understanding that the final EIR would be revised to eliminate Impact 4.2.4 and therefore MM 4.2.4a would also be eliminated. In addition, MM4.2.4b would be revised to be a stand-alone mitigation measure unrelated to Laguna Springs Drive. I am continuing my review of the DEIR and may have additional comments but I wanted to get my comments on this issue of record immediately.

1-1

Very truly yours,



Edward R. Gillum

Cc: John Jackson Jr.
John Lambeth
John Hodgson

8795 Folsom Boulevard, Suite 201 Sacramento, CA 95826
916-388-8900 Fax 361-7122 Cell 501-5003

Letter 1: Edward R. Gillum, Land Development and Engineering Consulting

Response 1-1

The commentor provides information regarding Laguna Springs Drive and its subsequent level of service standards (LOS) as noted in the RDEIR. The information provided is consistent with Planning Commission actions regarding the General Plan Circulation Diagram. The following correction is made to the RDEIR regarding future LOS.

- RDEIR page 2.0-20, Impact 4.2.4 and page 4.2-64 is modified as follows:

“Impact 4.2.4 The projected traffic volume of roadway segments internal to Laguna Ridge Specific Plan may not operate within the City’s thresholds for traffic operations. This may result in a potentially significant impact.~~on the section of Laguna Springs Drive from Elk Grove Boulevard to Laguna Ridge Drive Southbound would exceed the City’s thresholds for traffic operations.~~”

In addition, pages 4.2-64 and 4.2-65 are modified as follows:

TABLE 4.2-19
INTERIOR ROADWAY LEVEL OF SERVICE-CUMULATIVE PLUS PROJECT CONDITIONS

Roadway Segment	A.M. Peak Hour				P.M. Peak Hour			
	Lanes	Vol	V/C	LOS	Lanes	Vol	V/C	LOS
Big Horn Blvd. – Elk Grove Blvd. To Kammerer Rd. Northbound	2	1,857	0.69	B	2	1,532	0.77	B
Big Horn Blvd. – Elk Grove Blvd. To Kammerer Rd. Southbound	2	1,419	0.72	C	2	1,363	0.69	C
Laguna Springs Dr. – Elk Grove Blvd. To Laguna Ridge Drive Northbound	2	1,463	0.74	C	2	1,784	0.90	DE
Laguna Springs Dr. – Elk Grove Blvd. To Laguna Ridge Drive Southbound	2	1,448	0.73	C	2	1,850	0.93	DE
Laguna Ridge Dr. – Big Horn Blvd. To Poppy Ridge Rd. Northbound	2	903	0.46	A	2	814	0.41	A
Laguna Ridge Dr. – Big Horn Blvd. To Poppy Ridge Rd. Southbound	2	373	0.19	A	2	1,186	0.60	A
Laguna Ridge Dr. – Poppy Ridge Rd. to Kammerer Rd. Southbound	2	307	0.16	A	2	489	0.25	A
Laguna Ridge Dr. – Poppy Ridge Rd. to Kammerer Rd. Northbound	2	489	0.25	A	2	420	0.21	A
Poppy Ridge Rd. – Franklin Rd. to West Stockton Blvd. Eastbound	2	1,502	0.76	C	2	1,504	0.76	C
Poppy Ridge Rd. – Franklin Rd. to West Stockton Blvd. Westbound	2	1,855	0.53	A	2	1,767	0.89	D

3.0 COMMENTS AND RESPONSES

- The paragraph following Table 4.2-19 shall be modified as follows:

~~“Based on the information presented in Table 4.2-19, the addition of project traffic would not create deficient traffic operations on the roadway segments within Laguna Ridge Specific Plan that were analyzed in the General Plan Draft EIR. However, while a circulation system is identified within the plan area, the location and details of the roadway systems that would serve the plan area have not been fully developed. As subsequent development projects such as residential subdivisions, come forward the roadway facilities would be designed and specific details developed. Therefore, internal traffic impacts may be **potentially** significant. could create deficient operations at LOS-E on the segment of Laguna Springs Drive from Elk Grove Boulevard to Laguna Ridge Drive in the p.m. peak hour under cumulative conditions.”~~

Mitigation Measures

- Page 4.2-65, MM 4.2.4a and MM 4.2.4b shall be modified as follows:

~~“MM 4.2.4a
Laguna Springs Drive shall be widened to an ultimate 6-lane width or other traffic improvements shall be provided to maintain acceptable operations (LOS D or better). This requirement shall be incorporated into the Specific Plan.~~

~~Timing/Implementation: _____ As part of the final approval of the Specific Plan
Enforcement/Monitoring: _____ City of Elk Grove Development Services”~~

~~MM 4.2.4b
All internal intersections and roadways shall be designed to meet City Level of Service Standards (LOS D or better). This requirement shall be incorporated into the specific plan.~~

~~Timing/Implementation: _____ As part of the final approval of the Specific Plan
Enforcement/Monitoring: _____ City of Elk Grove Development Services”~~

Letter 2

July 15, 2003

Ms Christine Crawford, Director
City of Elk Grove Planning Department
8400 Laguna Palms Way
Elk Grove CA 95758

Public Hearing, Laguna Ridge Specific Plan

This morning, just prior to meeting with a developer with "interest" in our property, one of our neighbors (Deana Rose) informed us that the City of Elk Grove has scheduled a meeting on July 24th to obtain public comments on the Laguna Ridge Draft Specific Plan Environmental Impact Report. Apparently the Rose's were provided a written notice of the meeting. This is to inform you that we were not notified, and neither was another of our neighbors, (Manual Peters' on Bilby Road).

2-1

It seems that we and the Peters' should have been notified in writing of such an important meeting. I am sure that if we miss this meeting, it will reflect poorly on any future opportunities to have our concerns addressed. After being unable to find information about this meeting on the Elk Grove web site, I contacted you directly. You informed me that a relatively short period of time remains for any written public comments, as well.

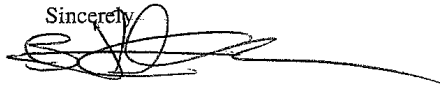
I am very concerned about the proposed plan and the impact the plan will have on the use of our property, the value of our property, and the safety and well being of our family. We are immediately concerned about the impact of road and drainage projects on our property, particularly considering that these concerns we not addressed when the East Franklin Specific Plan was approved across Bruceville Road.

2-2

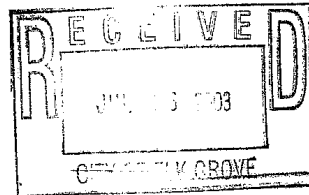
A nine day notice for a public meeting with such serious consequences to us is not reasonable, and neither is the somewhat longer period for written comments on the Environmental documents, which you were not sure were even complete at this time (related to drainage). Please consider this letter to be a request for a delay in the public meeting and for an extension in the public comment period for written comments.

2-3

Sincerely



Bart Christensen



SCANNED

3.0 COMMENTS AND RESPONSES

Letter 2: Bart Christensen, Resident

Response 2-1

The commentor's concerns regarding the notification of residents in relation to the Laguna Ridge Draft EIR are noted. Concurrent with the completion of the RDEIR and the NOC, the City of Elk Grove provided a notice of availability (NOA) of the RDEIR for public review (August 31, 2001), and invited general comment from the general public, agencies, organizations, and other interested parties. The NOA was issued in compliance with CEQA Guidelines Section 15088.5(d). The lead agency provides public notice in the local newspaper; mailed to the last known name and address of all organizations and individuals who have previously requested such notice in writing, posted notice on and off site, and holds a public hearing. The public review and comment period should be no less than thirty (30) days and no longer than sixty (60) days. The review period in this case was the same length as the Original Draft EIR review period, i.e. forty-five (45) days.

While a public meeting to accept comments on the document is not required during the public comment period, the City elected to allow for public comment at the Planning Commission meeting on August 7, 2003.

Response 2-2

The commentor's concerns regarding the use of the property, the value of the property, safety associated with their family in addition to road and drainage projects are noted. Land uses proposed within the Laguna Ridge Specific Plan are described in Section 3.0 (Project Description) and discussed in Section 4.12 (Land Use/Population/Employment and Housing). The road impacts associated with this project have been addressed in Section 4.2 (Traffic) of the RDEIR. Drainage associated with the project has been addressed in Section 4.7 (Hydrology and Water Quality), and drainage impacts are specifically addressed under Impact 4.7.2, Drainage Impacts. The commentor's concerns are referred to the Planning Commission and City Council for consideration. Since the commentor does not provide specific concerns regarding analysis in the EIR related to land use, traffic, or drainage, no further response is required.

Response 2-3

Comment noted. See Response to Comment 2-1. It is noted that the commentor submitted more detailed comments (Letter 5) and responses are provided under Response to Comments 5-1 through 5-9.

JUL-24-2003 THU 03:03 PM CITY OF ELK GROVE

FAX NO. 916 691 6411

P. 01

Letter 3

July 23, 2003

Via U. S. Mail

City of Elk Grove
Development Services
City Hall
8400 Laguna Palms Way
Elk Grove, CA 95758
Attn: Patrick Angell

RE: Laguna Ridge Specific Plan Project – Backer Family Property located at Southwest corner of Big Horn and New Poppy Ridge Road

Dear Mr. Angell:

For five generations, our family has owned two hundred eighty two acres in the southwest portion of the Laguna Ridge Specific Plan as set forth on the attached map. We are not speculators. We are not developers. We are long term residents and taxpayers. Moreover, it is our intent to retain appropriate portions of our property as a legacy for future generations in our family. To that end, we are concerned about one particular aspect of the Laguna Ridge Specific Plan as proposed by the development group comprising the Applicant.

3-1

Pursuant to the 45-day public review period for the Revised Draft EIR, we are submitting the following comments:

1. Fairness and Equity The Laguna Ridge Property Owners Group (paying participants – developers) originally designated Six Acres Commercial on both corners of Big Horn Boulevard and New Poppy Ridge Road. Subsequently, this was increased to Ten Acres Commercial. Our corner has since been reduced to Four Acres Commercial and the adjacent parcel owned by Doug Bayless, a member of the Owner’s Group, was increased to 16 Acres Commercial.

3-2

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Patrick Angell
July 23, 2003
Page 2

When we inquired as to why this was done, we were informed by John Hodgson, attorney for the group, that Doug Bayless made a deal with the group to put a Water Treatment Facility on his property if they increased his Commercial and reduced ours. Mr. Bayless also confirmed that he made this deal with the group to increase his Commercial as he wanted to put a grocery store/shopping center on his site and didn't want to have to compete with us. Moreover, the Water Treatment Facility has been moved to another property. We requested that the group increase the amount of Commercial zoning on our property so that we could have a quality project on our site and they refused. We were advised that since we were non-paying land owners our only recourse was to express our concerns during the EIR public review period.

3-2
Continued

In the 1870 acres of Laguna Ridge Specific Plan, there are 261 acres zoned Commercial. A proportionate amount of Commercial on our 282 acres would yield almost 40 Acres of Commercial. We have our fair share of school and park sites but are woefully lacking in Commercial. In fairness, we should have at least 10 acres Commercial zoning designation at the Southwest corner of Big Horn and New Poppy Ridge Road.

2. Quality of Development. We are also very concerned that a four acre Commercial parcel is poor planning. We intend to retain long term ownership in such a site and care about the legacy that we will leave. We have been approached by several major supermarkets interested in our site for a high quality development.

3-3

A four acre parcel is suitable only for a mediocre strip mall. A four acre parcel will yield nail salons, laundromats, liquor stores. If the City wants an attractive, high quality shopping center, our property needs 10 acres of Commercial zoning.

3. Traffic. We have also been advised by the major supermarket chains and city staff that our site will yield far less traffic problems than the property across the street. The high school across the street from the Bayless property and fire station to the rear create traffic flow issues. We respectfully suggest that our property would have less adverse traffic impacts.

3-4

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P. 03

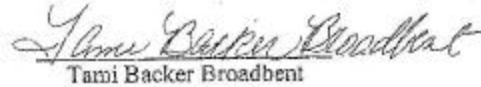
Patrick Angell
July 23, 2003
Page 3

We are a long standing family of farmers and ranchers in this community. Our family has been farming and ranching in Elk Grove since the late 1880's. Kevin and his sons still grow hay and raise beef cattle on our land. We feel we should have some say in the zoning designations placed on our property. The Laguna Ridge Property Owners Group (developers) designated another parcel we own with 12 Acres of RD 20 Multi-family. None of these developers want this zoning on their property. We understand that there is a need for some multi-family within this plan and within our community and therefore we have no objection to this. However, we respectfully request that the Commercial on our property be increased from 4 Acres to 10 Acres so that our family can be associated with a quality shopping center development.

3-5

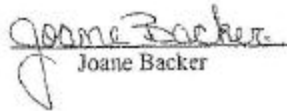
Respectfully Submitted

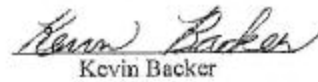

Melinda Backer Hanford


Tami Backer Broadbent


Patricia Backer


Fred Broadbent


Joane Backer


Kevin Backer

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3.0 COMMENTS AND RESPONSES

Letter 3: **Melinda Backer-Hanford, Resident**
 Patricia Backer, Resident
 Joane Backer, Resident
 Tami Backer Broadbent, Resident
 Fred Broadbent, Resident
 Kevin Backer, Resident

Response 3-1

The commentor acknowledged receipt of the document and indicated that they would provide comments regarding the project. These comments are addressed under Response 3-2 through Response 3-5.

Response 3-2

The commentor provides information regarding the commercial designation on both corners of Big Horn Boulevard and New Poppy Ridge Road. The commentor is concerned with the four (4) acre designation on their site (APN 132-050-056), in comparison to the adjacent sixteen (16) acre commercial property (APN 132-0290-002) owned by Mr. Doug Bayless. The commentor is requesting that their four (4) acre commercial site be increased to ten (10) acres. This request is noted and is presented to the Planning Commission and the City Council for their recommendation. The environmental effects associated with an increase in commercial acreage on the commentor's site would increase traffic and, commensurately, increase air pollutants and noise. However, these increases would not be significant and do not change the conclusions of the RDEIR. Agriculture, land use, hydrology, soils, biological, and cultural resources impacts would be similar to the uses proposed in the Laguna Ridge Specific Plan for the site, and public services and utility impacts including water supply and wastewater would be less. It should be noted that the project has been modified to include 10 acres of "Shopping Center" on the property of concern (see **Figure 2.0-1**).

Response 3-3

The commentor's concerns regarding their four (4) acre commercial site to provide a high quality shopping center are noted. Please see Response 3-2.

Response 3-4

The commentor's concerns regarding the effect of providing additional commercial uses proposed by the project are noted. The traffic impacts associated with this project have been addressed in Section 4.2 (Transportation and Circulation) of the RDEIR.

Response 3-5

The commentor's concerns regarding the zoning designations of their two hundred eighty two acres (282) are noted. The commentor indicates that 12 acres of their land has been designated RD-20 and they do not object to this designation, but request that their commercial acreage be increased to ten acres. This request is noted. Planning Commission and City Council will decide final land use determinations for the LRSP. See Response 3-2.

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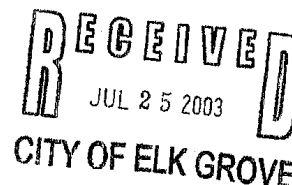
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P. 01

Letter 4

7-25-2003

PATRICK ANGELL
CITY OF ELK GROVE PLANNING DIVISION
8400 LAGUNA PALMS WAY
ELK GROVE, CA. 95758



SUBJECT: Laguna Ridge Specific Plan Revised Draft E.I.R.

The following comments relate to the HYDROLOGY AND WATER QUALITY section of the draft document. My primary concern relates to off-site cumulative drainage impacts.

As a life long resident of the community of Point Pleasant I have witnessed increased flood problems relating to upstream and downstream development. Our community and the adjacent area, Beach Stone Lakes, has become a flood retardation basin as a result of this development. Drainage from the City of Elk Grove, including the Laguna Ridge area, must pass through this area before reaching the Mokelumne River. Although there is some public property (Stone Lakes National Wildlife Refuge) in the area the majority is privately owned including 130 plus homes.

4-1

On page 4.7-22 of the R.D.E.I.R. it states "The impact of unattenuated flows in Local Drainage Area B is mitigated through the construction of a regional east to west channel that contains the post development volume within its banks thus resulting in less-than-significant impacts." This statement is only true under very limited, unrealistic, modeled conditions. Realistically, the majority of channel volume will not be available during major storms due to being filled from previous storm runoff. High flows on the Cosumnes/Mokelumne River block outflow from Beach Stone Lakes for long periods whereby the area becomes a man made retardation basin.

4-2

I have included a map showing the present 100-year floodplain for this area (attachment A). Also included is a historic summary relating to drainage and flooding of the area (attachment B). As can be seen by the map and summary, the drainage problems in this area are man made and not natural. This creates liability for all projects that drain through this area.

4-3

Sacramento County considers development-increased runoff to the Beach-Stone Lake area to have a significant impact (see East Franklin Specific Plan). Sacramento County has approved a **preferred flood improvement project** (11F) and is **collecting fees** (zone 11A) toward that project. It is my understanding that projects within the Laguna Ridge Specific Plan will also contribute a fee toward some future County project (see page 4.7-23).

4-4

As can be seen by reviewing the historic summary Sacramento County has long recognized this flood problem and over the years approved a number of projects to address the problem. History shows the approved projects are never constructed. Will the 11F project be another of the same? Collecting a fee for some future project is not considered an appropriate mitigation measure as defined by CEQA.

4-5

3.0 COMMENTS AND RESPONSES

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P. 02


Considering the above, I believe the City of Elk Grove must consider the off-site drainage issue an unmitigated significant impact. The draft document must be revised to reflect this impact.

4-5

Continued

I thank you for your time in this matter and if you have any questions please call me at 684-2711

Sincerely,


Walter Hoppe
11556 Fogg Road
Elk Grove, CA. 95758

Letter 4: Walter Hoppe, Resident**Response 4-1**

The commentor acknowledged receipt of the document and indicated that they would provide comments regarding hydrology and water quality section of the RDEIR. Specifically the commentor is concerned with the drainage and flooding impacts to the community of Point Pleasant and adjacent Beach Stone Lakes, and provides a brief commentary regarding flood events in relation to development in the localized area. The commentor's specific concerns are addressed below in Responses 4-2 through 4-5.

Response 4-2

The commentor refers to Section 4.7-22 of the RDEIR, specifically the Drainage Impacts of Total Runoff Volume in local drainage area B. The commentor is referred to Appendix 4.7, the Laguna Ridge Specific Plan Master Drainage Study prepared in July 2002 by Wood-Rodgers, Inc. This report provides a hydrologic and hydraulic analysis for the revised Laguna Ridge Specific Plan (LRSP). In conjunction with the Sacramento County Water Resources Division, the proposed channel model for Local Drainage B through the East Franklin Specific Plan was obtained to combine with the proposed channel model through the Laguna Ridge Specific Plan. Table 4.7-3 shows that post project 10 and 100-year flood runoff would be higher. The storm run-off models were analyzed and developed using Sacramento County's Hydrology Standards, Volume 2. The Sacramento Preprocessor (SACPRE) was utilized in developing the basin models and various frequency storms and Hydrologic Engineering Center (HEC-1) computer program was utilized to route and combine the watersheds. The 10- and 100-year storm events were analyzed for the 6, 12, 24, 36-hour and 10-day durations, however, the HEC-1 flows are also presented for the 24-hour storm events since this storm event generated the highest peak flows. The subsequent study provides substantial evidence to affirm the findings utilized in producing the environmental findings.

Table 4.7-3 shows that post project 10 and 100-year flood runoff would be higher. The LRSP is proposing the diversion of the existing upper shed N1 to drain to lower shed N2 – No detention is proposed in the North Laguna Ridge Specific Plan shed area. In addition, an existing channel through shed S5B incorporates offsite shed S5A, with a proposed channel along the future Big Horn Boulevard and Bilby Road with 100-year flow capacity; preventing the 256 acres of offsite area discharging onto the southern portion of the LRSP project. An additional channel alternative could continue along the future Big Horn Boulevard and confluence with the Lent Ranch proposed channel south of Bilby Road; thereby reducing the required LRSP on-site channel capacity along Bilby Road because offsite shed S5A would be eliminated to the on-site detention basin located in LRSP. Basically, the project attenuates flows to pre-project conditions for area C and facilities will be constructed to accommodate flows for area b.

The Beach Stone Lakes Basin serves as a south County area detention/retention facility. The flood levels in this area are a result of accumulated flows from the 192 square mile watershed known as Morrison Creek Stream Group.

The Laguna Ridge Specific Plan proposed channel construction within the Local Drainage Area B is intended to convey flows to Beach Stone Lakes prior to peak flows received from other upstream tributaries within the Morrison Creek Stream Group. Detention was not proposed within Local Drainage Area B for this reason (i.e., avoidance of increasing peak flooding condition). Detention is proposed with Local Drainage Area C to avoid downstream impacts to properties between the Laguna Ridge Specific Plan and Beach Stone Lakes. Naturally, this

3.0 COMMENTS AND RESPONSES

would also prevent increases in the downstream flood levels. The Beach Stone Lakes area has a FEMA 100-year base flood elevation of 16 feet. Existing conditions has resulted in a flood elevation of 14.5 feet. Cumulative development in the Laguna/Franklin area would increase this elevation 0.03 feet, which is not expected to result in flooding of residential or development areas. Implementation of mitigation measure MM 4.7.2 would mitigate project drainage impacts to less than significant. The commentor is referred to Section 4.7 (Hydrology and Water Quality) of the RDEIR for a detailed description of the drainage analysis. The commentor is also referred to Response to Comment 4-4 regarding planned off-site drainage improvements.

Response 4-3

The commentor refers to documents he has provided to help substantiate his point. He has included a 100-year floodplain map and a historic summary relating to the drainage and flooding of the area. Based on these two documents, the commentor assumes the drainage and flood events are caused by development. The RDEIR does note that existing drainage conveyance systems in local areas B & C, as well as downstream, are currently inadequate to handle project flows (page 4.7.8). Mitigation measures included in Section 4.7 would enable the project to convey and detain increased water flows resulting from implementation of Laguna Ridge Specific Plan. While the commentor provides historical drainage data, consistent with the findings of the RDEIR, no information concerning drainage impacts resulting from development of LRSP is presented.

Response 4-4

The commentor concerns regarding the Sacramento County Preferred flood improvement project and development fees are noted. The plan area is anticipated to participate in the Sacramento County Water Agency Zone 11A (Morrison Creek stream group watershed) and Zone 11X with development impact funding for on and offsite drainage improvements to assist in alleviating regional flood conditions. The amount of fees to be paid by development projects and the use of fees for drainage improvements are identified within the Sacramento County Water Agency, Engineer's Report for Formation of Zones 11A, 11B, and 11C (Fee Plan). The 11F Project represents downstream improvements with the Beach Stone Lakes Area being performed by the Sacramento County Water Agency, Drainage Zone 11A. A portion of the Drainage Fees of Zone 11A are dedicated towards completion of the 11F Project. Downstream impacts and analysis for improvements related to the 11F Project has been examined under previous EIR's and will be detailed in future Environmental Impacts Reports specific to the 11F Project as it unfolds. The 11F project is not included as part of the Laguna Ridge Specific Plan Drainage Study or included in this RDEIR.

Response 4-5

The commentor concerns regarding the historic summary of Sacramento County flood events and appropriate mitigation measures as defined by CEQA are noted. In particular, the commentor raise the concern that collection of a fee for a future project is not considered appropriate mitigation under CEQA. The commentor is referred to mitigation measure MM 4.7.2 that requires demonstration of permanent drainage facilities adequate to serve the project prior to the approval of each subsequent tentative subdivision map. Interim facilities would be considered on a case-by-case basis. MM 4.7.2 does not mitigate based on the collection of a fee, as suggested by the commentor, but rather requires demonstration of adequate drainage facilities for each subsequent project. Implementation of MM 4.7.2 would reduce drainage impacts associated with LRSP to a less than significant level. See also Responses 4-2 through 4-4.

AUG-18-2003 MON 11:19 AM

FAX NO.

P. 02

Letter 5

August 14, 2003

RECEIVED BY

AUG 18 2003

Patrick Angell
City of Elk Grove Development Services
8400 Laguna Palms Way
Elk Grove CA 95758

ELK GROVE
PLANNING DEPARTMENT

Laguna Ridge Specific Plan Revised Environmental Impact Report, June 2003, Comments

I live at 10371 Bruceville Road at the southwest corner of the Laguna Ridge Specific Plan. I am writing to express my concerns about the Revised Environmental Impact Report.

First of all, we and at least one of our neighbors were not notified when the document was initially released for comment. This was the subject of a previous letter I sent to Ms Christine Crawford on July 15, 2003 (enclosed).

5-1

General Comment Many of the environmental impacts (transportation, public services/utilities, hydrology) discussed in the EIR are assumed to be minimal once additional projects are completed by others (East Franklin, new development to the south of Bilby Road, new surface water supply projects) at some time in the future (20 years?). 20 years is a long time, and these future developments may not occur, or could be delayed. In this very long interim period, many new residents will live in the Specific Plan area, and many existing residents could also be impacted. These (up to 20 year) impacts should be identified and discussed.

5-2

Specific Plan Land Use, Figure 3.0-3 Why is our 13.38 acre property, further divided into 3.75 acre (approximately) RD5 parcel and a 9.63 acre (approximately) RD20 parcel? What was the public purpose for this decision? If the interest was to promote RD20 development, why was a 4 acre RD5 parcel cut from our property? The remainder of the proposed RD-20 property of which we are a part, includes two additional even smaller parcels of land

5-3

Infrastructure Phasing Plan An infrastructure phasing plan is referred to on page 3.0-11. Where is it? Does the infrastructure phasing plan assume development south of Bilby Road? Are infrastructure needs identified for the possibility that this development does not occur? Are measure identified to prevent flooding of existing land uses prior to completion of a built out storm drainage system?

5-4

Section 4.1 Agricultural Resources: If our property remains in agriculture, what restrictions would be imposed on our operations? What additional taxes or fees are imposed on existing agricultural properties as surrounding development occurs.

5-5

AUG-18-2003 MON 11:20 AM

FAX NO.

P. 03

Section 4.2. Transportation and Circulation There appears to be no discussion of traffic impacts to Bruceville Road between Poppy Ridge Road and Kammerer Road, Bilby Road from Bruceville Road to Franklin Blvd, or Bilby road east of Bruceville Road. What are the projected traffic volumes and road improvements for these segment of Bruceville Road and Bilby Road. On page 4.2-53, widening of Bruceville Road to 4 lanes from Elk Grove Blvd to Kammerer Road is mentioned. When will this be completed, and what levels of traffic congestion will occur until then? At various points, Bruceville Road is projected to be either 4 lanes or 6 lanes. A cross-section of the road should be provided.

5-6

Figure 4.2-7 What does the shaded area mean?

5-7

Section 4.6. Public Services and Utilities On Figure 4.6.1-4, a new domestic water well is shown about 1000 feet from my irrigation well. How will the new well effect water levels in my irrigation well, particularly until surface water is provided to the area?

5-8

Section 4.7. Hydrology and Water Quality On page 4.7-25, there is a warning that "interim/short term" drainage impacts may occur over the next 20 years. What are they?

5-9

Please consider these comments in finalizing the Laguna Ridge Specific Plan Revised Environmental Impact Report.

Sincerely

Bart Christensen
10371 Bruceville Road

Letter 5: Bart Christensen, Resident

Response 5-1

The commentor's concerns regarding adequate notification of initial release of the RDEIR are noted. Please see responses to Letter 4 (Responses 4-1 through 4-5)

Response 5-2

The commentor's concerns regarding the environmental impacts discussed in the RDEIR in relation to the other projects is noted. Commentor may be referring to the term 'subsequent project' which is used in some of the mitigation measures. The term "subsequent project" refers to future tentative maps for projects within Laguna Ridge Specific Plan that would be brought forward after approval of the LRSP. This term does not refer to future East Franklin Specific Plan development or the development outside of Laguna Ridge Specific Plan. The mitigation measures identified in the RDEIR apply to each subsequent project as it comes forward and would require infrastructure facilities to be in place to serve each subsequent project. No short-term (up to 20 year) impacts, beyond those discussed in the RDEIR, would result from implementation of the project.

Response 5-3

The commentor's concern regarding specific land use is noted. The Laguna Ridge Specific Plan proposes a land use plan conceived of by the project applicants. While this EIR addresses environmental impacts associated with development under Laguna Ridge Specific Plan, the Planning Commission and City Council will make the determination regarding approval of the Laguna Ridge Specific Plan and the exact land uses within the Laguna Ridge Specific Plan. Both the Planning Commission and City Council will hold a public hearing to receive public comment regarding the Laguna Ridge Specific Plan and its proposed land uses. It should be noted that the project design has been modified as shown on Figure 2.0-1.

Response 5-4

The commentor's concerns regarding the infrastructure phasing plan availability, and whether development south of Bilby Road is assumed, and whether the document provides measures to prevent flooding prior to build out of the storm drainage system.

The Infrastructure and Phasing Plan (IPP) is a section to be incorporated into the final text of the Laguna Ridge Specific Plan. The IPP identifies roadway, water, sewer, and drainage infrastructure necessary to serve Laguna Ridge Specific Plan. The IPP does not rely on improvements outside of the scope of the Laguna Ridge Specific Plan. Improvements are tied to development in the East, North, and South areas of the Laguna Ridge Specific Plan. Regarding the commentor's drainage concerns, implementation of Mitigation Measure 4.7.2.1 requires adequate infrastructure to serve each subsequent project are either in place or will be in place upon site development.

Response 5-5

The commentor asks if additional restrictions, taxes, or fees will be imposed on their land if it remains in agriculture production. No restrictions would be imposed on the properties agricultural use; rather Mitigation Measure 4.1.2b requires that prospective buyers of residential property within 500 feet of any active farming operation be notified that they could experience

3.0 COMMENTS AND RESPONSES

inconvenience or discomfort from accepted farming activities pursuant to the provisions of the City Right-to-Farm-Ordinance. Fees specific to the Laguna Ridge Specific Plan would be collected at the time the property is developed.

Response 5-6

The commentor concerns regarding the lack of discussion of traffic impacts to certain roads within the project site is noted. The commentor is asked to see Table 4.2-14 ‘arterial roadway level of service-existing project conditions’, and Table 4.2-18 ‘arterial roadway level of service – cumulative plus project conditions.’ The streets mentioned by the commentor are discussed in depth in Section 4.2 Transportation and Circulation, and Appendix 4.2 Traffic Impact Study.

Roadway Segment	Existing Conditions				Existing Plus Project Conditions			
	Lanes	Vol	V/C	LOS	Lanes	Vol	V/C	LOS
Bilby Rd. - Franklin Blvd. to Bruceville Rd.	2	1,100	0.06	A	2	4,000	0.22	C
Kammerer Rd. – Bruceville Rd. to SR 99	2	1,100	0.06	A	2	1,600	0.09	B
Bruceville Rd. - Bilby Rd. to Poppy Ridge Rd.	2	1,100	0.06	A	4	5,100	0.28	A
Bruceville Rd. - Poppy Ridge Rd. to Elk Grove Blvd.	2	3,300	0.18	A	4	14,700	0.82	A
Bruceville Rd. - Elk Grove Blvd. to Laguna Blvd.	4	15,400	0.43	A	4	30,300	0.84	D

Roadway Segment	Cumulative Conditions				Cumulative Plus Project Conditions			
	Lanes	Vol	V/C	LOS	Lanes	Vol	V/C	LOS
Bilby Rd. - Franklin Blvd. to Bruceville Rd. ¹	2	4,900	0.27	A	2	4,400	0.24	A
Bruceville Rd. - Bilby Rd. to Poppy Ridge Rd.	4	24,900	0.69	B	4	15,400	0.43	A

The above tables show that LOS for both existing and cumulative impacts with and without the project does not operate deficiently.

The commentor’s concerns regarding the widening of Bruceville Road to 4 lanes from Elk Grove Blvd to Kammerer Road and a cross section of Bruceville Road is also noted. This improvement is included in the 2025 MTP and will be partially funded by LSPFFP. It is expected to be in place by 2025. The commentor is referred to the Laguna Ridge Specific Plan for the cross section of Bruceville Road.

Response 5-7

The commentor is asking a question regarding Figure 4.2-7 shading. The shaded area is designated ‘Reserve’; several properties in the plan area (approximately 408.2 acres) included this reserve overlay designation. These are properties that are currently not participating in the Specific Plan process would not be rezoned to the proposed Laguna Ridge Specific Plan zoning designations as part of approval of the Laguna Ridge Specific Plan.

Response 5-8

The commentor’s concerns in regards to a new domestic water well affecting water levels in his irrigation well, particularly until surface water is provided, is noted. The new well would pump

from the deep aquifer; existing wells pump from the shallow aquifer. Given this condition and the distance to the deep aquifer (1,000 feet), no impacts are expected.

Response 5-9

The commentor's concerns in regards to interim/short term drainage impacts occurring over the next 20 years are noted. The concern that if the Laguna Ridge Specific Plan develops ahead of drainage improvements in the East Franklin Specific Plan, there may be potential for on or off-site flooding. Since this flooding potential exists, the EIR identifies mitigation measure MM 4.7.2 that requires adequate drainage facilities to be in place prior to site development of each project in Laguna Ridge Specific Plan.

Letter 6



MERITAGE HOMES

July 29, 2003

Mr. Pat Angell
Planning Department
City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758

RE: Laguna Ridge Specific Plan
Revised DEIR
Duckett Ranch

Dear Mr. Angell:

Meritage Homes of Northern California has an option to purchase the property commonly known as the Duckett Ranch and is a participating property of the Laguna Ridge Property Owner's Group. The property is roughly 37 acres in size and is bounded on the north by Old Poppy Ridge Road, the south by Ejeña Avenue and is east of Bruceville Road.

6-1

Upon review of the LRSP DEIR there appear several places both graphically and in text that represents the Duckett Ranch as "reserved/non-participating." This is not correct and we request that such a correction be made.

6-2

It also appears that the environmental studies prepared by consultants for Meritage for this property and given to your office by John Hodgson were omitted from the technical appendices. Therefore, we would appreciate the following documents and conclusions of insignificant impacts be included for the record:

6-3

- Archeology and Cultural Resources by Peak and Associates
- Biological Assessment by Gibson, Skordahl & Associates
- Phase I Environmental Study by Wallace - Kuhl Associates

Thank you for making the necessary corrections. Should you have further questions please do not hesitate to call me at the number indicated above.

Sincerely,

Meritage Homes of Northern California

Stephen M. Hicks
V.P., Land Acquisition

cc: John Hodgson, Esq.

1544 Eureka Road • Suite 150 • Roseville, CA 95661 • Phone 916-677-5795 • Fax 916-677-5799

A MERITAGE COMPANY

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666-J 2002/002 P 1-478 F-939

916-677-5799

FROM-Meritage Homes

08:27AM

JUL-30-03

Letter 6: Stephen M. Hicks, Meritage Homes

Response 6-1

The commentor acknowledged receipt of the RDEIR and relayed information regarding Meritage Homes option to purchase the property know as Duckett Ranch, a 37 acre parcel. This comment is not regarding the adequacy of the document; therefore, no further response is required.

Response 6-2

The commentor's concerns regarding the Duckett Ranch being listed as "reserved/non-participating is noted. Several properties in the plan area (473.5 acres) include a "Reserve" overlay designation. This designation denotes properties that are not currently participating in the Specific Plan process and have not had site-specific field review of their properties. Removal of the "Reserve" overlay designation and subsequent environmental review may need to be required prior to approval of any development on these properties. However, all proposed development land areas within the plan area were fully evaluated in the RDEIR.

Response 6-3

The commentor's concerns regarding the omission of three technical studies are noted. The City has received the:

- Cultural Resource Assessment prepared for the Duckett Ranch property by Peak & Associates, Inc., (June 3, 2003) and the
- Biological Resources Report for Duckett Ranch prepared by Gibson & Skordal, LLC., (June 2003)
- Phase I Environmental Site Assessment has not been provided to the City for the Duckett Ranch Property


As described in the RDEIR, development of the plan area will result in significant impacts to the environment.

LETTER 7

MATTER HEARD BEFORE THE CITY OF ELK GROVE
PLANNING COMMISSION

In Re the Matter of)
LAGUNA RIDGE SPECIFIC PLAN.)
_____)

Time and date set for
public comment for environmental documents
on Laguna Ridge Specific Plan
Thursday, July 24, 2003, 8:45 p.m.
REPORTED BY: Julie Stinnett, CSR 11578



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(SACRAMENTO)	(YUBA CITY)
1300 Ebas Way	1405 Blue House Road
Suite 200	Suite B
Sacramento, CA 95825	Yuba City, CA 95903
916.921.1397	530.674.1904
1.800.300.3072	1.800.800.1904
916.921.2875 FAX	530.674.1359 FAX

1	APPEARANCES
2	PAUL LINDSAY, CHAIRMAN
3	BOB WHITELOCK, VICE CHAIRMAN
4	PAT HUME, COMMISSION MEMBER
5	GEORGE LOTZ, COMMISSION MEMBER
6	GARY WINUK, COMMISSION MEMBER
7	PATRICK ENRIGHT, CITY ATTORNEY
8	CHRISTINE M. CRAWFORD, PLANNING DIRECTOR
9	---o0o---
10	
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	Page 2

1 Angell from planning. Tonight before you is a public
2 meeting to receive comments in the adequacy of the revised
3 draft EIR for Laguna Ridge Specific Plan. As laid out in
4 the staff report, staff recommends it receive -- open it up
5 to public meeting to receive comments on the revised draft
6 EIR and then direct us to come back with responses to
7 comments received on the draft EIR.

8 I'd also like to note tonight is not a meeting to
9 consider this project or make any objection on the project.

10 Briefly, as up on the screen, Laguna Ridge is
11 south of Elk Grove Boulevard and it's in between State
12 Route 99 and East Franklin Specific Plan area. It consists
13 of 1,900 acres of a mixed use specific plan consisting of
14 residential, commercial, multifamily and public uses. The
15 total number of residential uses proposed is 7,200 --
16 7,826.

17 As the commission may recall, we had a draft EIR
18 originally released on this project back in 2001. In June
19 of 2002 staff received a revised specific plan that was
20 substantially different than the original specific plan,
21 which the original DEIR was based on. As a result of
22 looking at that new specific plan, staff decided in order
23 to maintain compliance, we had to revise the draft EIR and
24 recirculate.

25 The revised draft EIR identifies basically the
Page 4

1 following significant environmental issues in detail:
2 agricultural resources, air quality, hazards, hydrology,
3 geology and soils, visual resources, traffic, noise, public
4 services, biological resources and cultural resources.

5 The comment period on the revised draft EIR goes
6 until August 18th. Again, tonight is to receive comments
7 that haven't been received, and if you have any questions
8 about the process, I'm here to answer them.

9 CHAIRMAN LINDSAY: I don't think there are any
10 questions. We'll open up public comment. The first
11 speaker I have is Melinda Backer-Hanford followed by Burt
12 or Bart Christenson. Those are the only two I have for
13 this project.

14 MS. BACKER-HANFORD: Good evening, commissioners.
15 I don't know where the rest of my family is. My mom and my
16 sister are here, and my brother couldn't make it. But,
17 anyway, would you like me to show you the property on the
18 map that I'm talking about or --

19 CHAIRMAN LINDSAY: It's your time.

20 MS. BACKER-HANFORD: Okay. I'll just go ahead
21 then. Basically for five generations our family has owned
22 282 acres in southwest -- or southeast portion of the
23 Laguna Ridge Specific Plan. We're not speculators or
24 developers. We are long-term residents and taxpayers.
25 Moreover, it is our intent to retain appropriate portions

Page 5

1 of our property for the legacy for the future generations
2 in our family. To that end we are concerned about one
3 particular aspect about what Laguna Ridge Specific Plan as
4 proposed by the development group comprising the applicant.
5 The Laguna Ridge Property Owners Group originally
6 designated six acres of commercial on both corners of Big
7 Horn and New Poppy Ridge Road. And subsequently this was
8 increased to ten acres commercial on both corners. Then
9 our corner was reduced to four acres commercial, and the
10 adjacent parcel, which is owned by Doug Bayless, was
11 increased to 16 acres commercial.
12 When we inquired as to why this was done, we were
13 informed by the group that, you know, basically a deal was
14 made to -- with the adjacent landowner to take a water
15 treatment facility on his property, and then they were
16 going to increase the commercial on his. That's what they
17 ended up doing and reducing on our property.
18 Oh, okay. Thank you. Okay.
19 So, anyway, Mr. Bayless also confirmed this with
20 us that he made the deal to increase his commercial as he
21 wanted to put a grocery store/shopping center on the site
22 and didn't want to have to compete with us.
23 Then the water treatment facility was moved to
24 another property. We requested that the group increase the
25 amount of commercial zoning on our property so that we
Page 6

7-1
continued

1 could have a quality project on our site, and they refused.
2 We were advised that our only recourse was to express our
3 concerns during the DEIR public briefing period.

4 We are also very concerned that a four-acre
5 commercial parcel was a poor plan and we intend to maintain
6 long-term ownership of such a site care about the legacy we
7 will lead. We just feel the four-acre parcel is going to
8 be difficult to develop and, you know, would be probably
9 enough for a strip mall. We just don't want to see that on
10 the property. We would really like to have a quality
11 project. We feel that we would need, you know, ten acres
12 of commercial zoning in order to achieve that.

13 We've also been advised that our site would yield
14 far less traffic problems than the property across the
15 street. We respectfully suggest that our property would
16 have less adverse traffic impacts.

17 Finally, you know, we're a long-standing family of
18 farmers and ranchers in this community. Our family has
19 been farming and ranching Elk Grove since the late 1880s.
20 My brother still grows hay on the particular 282 acres that
21 we own and raises cattle in the Elk Grove area.

22 We just feel that we should have some say in the
23 zoning designations on our property. The Laguna Ridge
24 Property Owners Group also put up 12 acres of RD-20
25 multifamily on our property, and most of the developers

Page 7

7-1
continued

1 don't want this -- from what we understand, they don't want
2 us to rezone on their property. we ended up with some of
3 it, but we understand that there is a need for that
4 particular plan within the community, and so we have no
5 objection to that.

6 We just -- we respectfully request that the
7 commercial on our property be increased from four acres to
8 ten acres so that our family can be associated with a
9 quality shopping center development.

10 Finally, I'd just like to say that we realize the
11 developers have spent a lot of time and effort and money
12 working on this plan, and we think overall it's a pretty
13 good plan, and we don't want to take anything away from the
14 adjacent landowner as far as his commercial. we just
15 want -- we feel he has a right to compete in the market,
16 and we just want the same opportunity to have a quality
17 project. we feel that we would need ten acres in order to
18 do that.

19 we have no questions. This is my sister Tammy, by
20 the way.

21 SPEAKER TAMMY: Hi.

22 CHAIRMAN LINDSAY: Any questions?

23 I'll make one comment that this will not be your
24 only opportunity to make this argument. we will be hearing
25 project later on in the year in the city council room,

Page 8

7-1
continued

3.0 COMMENTS AND RESPONSES

1 also.

2 MS. BACKER-HANFORD: Okay.

3 CHAIRMAN LINDSAY: So you will have a couple more
4 opportunities.

5 MS. BACKER-HANFORD: Okay. Thank you for your
6 time.

7 CHAIRMAN LINDSAY: Thank you.

8 Mr. Christenson.

9 MR. CHRISTENSON: I'm Bart Christenson on
10 Bruceville Road. I will be providing written comments
11 before August 18. I have three comments I wanted to make
12 tonight. First, I've lived on Bruceville Road since '86.
13 we're not investors, we're not developers. We weren't
14 involved in the group that put this plan together.

15 I'm frustrated or confused or upset perhaps as to
16 why my already small parcel was divided into two different
17 land uses and even smaller parcels, which I've been told by
18 various interested parties or partially-interested parties
19 makes my property of less interest to them than it
20 otherwise would be.

21 Part of my property is -- I've got less than 14
22 acres. It's divided into two parcels of about five and
23 approximately nine acres. That's the first concern.

24 The second concern is I don't think there is
25 enough information in the draft EIR document to at least

Page 9

7-1
continued

7-2

1 explain to me the impacts that the Bruceville Road
2 improvements will have on my property. There is no cross
3 sections. There is no way to tell how much of my front
4 yard is going to be a road at some point. And I have
5 shared my concerns with a couple other neighbors about
6 building the road, and I have a concern also about the
7 unnamed road to the north of my property. What's that
8 going to look like? There is no information in the
9 document.

10 And although I had a brief discussion with city
11 staff today that answered some of my questions, I continue
12 to have some concerns about drainage, especially as the
13 property to the east of mine develops, how will drainage
14 get past my property? Will my property be affected by
15 those developments where currently I don't have a problem
16 with any development to the east of my property?

17 So those are my three major concerns. I'll put
18 everything in writing.

19 CHAIRMAN LINDSAY: Thank you. Those are the only
20 slips I had for this item.

21 Okay. I'm getting one more. Ms. Clark.

22 MS. CLARK: My name's Jane Clark. I live on Poppy
23 Ridge Road. I've been there about 35 years. I live in the
24 great big wide spot just south of the Poppy Ridge Road.
25 And already there is confusion, and I don't know whether

Page 10

7-2
continued

7-3

3.0 COMMENTS AND RESPONSES

1 anybody else has spoken to you about it. I've heard
2 grumblings, and a lot of people have said "yes," somebody
3 should say something. So I'm going to say it tonight.
4 Is there a shortage of names? Poppy Ridge goes
5 down, then it goes not a quarter of a mile, then it takes a
6 jog down to the new high school. The AAA map is calling
7 that New Poppy Ridge Road. The sign on the road says Poppy
8 Ridge. Already people coming from out of town to go down
9 to the middle school, high school, sports events are
10 wandering from 99 down to Bruceville looking for the high
11 school that's on Poppy Ridge Road. Well, there is Old
12 Poppy Ridge, there is New Poppy Ridge. Couldn't -- if we
13 have a new street and it's not continuous, could we have a
14 new name? Could we call it Johnson Boulevard or something
15 else besides Poppy Ridge?

16 CHAIRMAN LINDSAY: Thank you.

17 Anyone else want to speak on this issue? Okay.
18 Seeing no one else, we'll close public comment on the
19 Laguna Ridge Specific Plan draft EIR plan tonight. I will
20 remind everyone that you still have until the 18th of
21 August to submit comments either in writing or by getting a
22 hold of staff, and we'll direct staff to receive those
23 comments and come back to us at a later date.

24 (This portion of the city council meeting
25 concluded at 09:01 p.m.)

Page 11

7-1
continued

1	REPORTER'S CERTIFICATE
2	
3	
4	
5	
6	STATE OF CALIFORNIA)
7	COUNTY OF SACRAMENTO)
8	
9	I do hereby certify that the foregoing transcript,
10	consisting of _____pages hereof, was taken by me in
11	shorthand at the time of the proceedings in the
12	above-entitled matter, and that the foregoing is a full,
13	true and correct transcription of the proceedings held at
14	said time.
15	
16	Dated <u>August 27</u> , 2003
17	
18	
19	<u>Julie Stinnett</u>
20	Julie Stinnett
21	Certified Shorthand Reporter
22	CSR No. 11578
23	
24	
25	
	Page 12

3.0 COMMENTS AND RESPONSES

Letter 7: July 24, 2003 Elk Grove Planning Commission Meeting

Response 7-1

The commentor was heard before the City of Elk Grove Planning Commission on July 24, 2003. The commentor's concerns regarding the commercial designation on both corners of Big Horn Boulevard and New Poppy Ridge Road (four (4) acre designation on their site 132-050-056, in comparison to the adjacent sixteen (16) acre commercial property 132-0290-002 owned by Mr. Doug Bayless) and regarding the zoning designations of their two hundred eighty two acres (282) are noted. This concern are identical to the letter received by the City of Elk Grove dated 7/23/03 and is included as letter 3 in this document. The commentor is referred to Response to Comments 3-2 through 3-5.

Response 7-2

The commentor was heard before the City of Elk Grove Planning Commission on July 24, 2003. The commentor's concerns' regarding the division of his property into two different land uses, the traffic impacts associated with the proposed project, and drainage issues related to his property and adjacent landowners are noted.

Land uses proposed within the Laguna Ridge Specific Plan are described in Section 3.0 (Project Description) and discussed in Section 4.12 (Land Use/Population/Employment and Housing). The road impacts associated with this project have been addressed in Section 4.2 (Traffic) of the RDEIR. Drainage associated with the project has been addressed in Section 4.7 (Hydrology and Water Quality), and drainage impacts are specifically addressed under Impact 4.7.2, Drainage Impacts.

The commentor concerns are reiterated in letter 2 and 5 of this document. The commentor is referred to Response To Comments 2-1 through 2-3 and 5-1 through 5-9.

Response 7-3

The commentor was heard before the City of Elk Grove Planning Commission on July 24, 2003. The commentor's concerns regarding the proposed name of the new road being Poppy Ridge is noted. There are a few examples of uncertainty relating to Poppy Ridge Road and New Poppy Ridge Road. The commentor's concern will be put forth to the Planning Commission for consideration.

4.0 ERRATA

4.1 INTRODUCTION

This section lists all the text changes, corrections, and additions that were made to the Laguna Ridge Specific Plan Revised Draft EIR. These modifications resulted in response to comments received during the Revised Draft EIR public review period as well as staff-initiated edits.

This summary of changes, or errata, addresses each section of the Revised Draft EIR where minor edits were made. Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis. Changes are provided in revisions marks (underline for new text and ~~strikeout~~ for deleted text).

4.2 CHANGES AND EDITS TO THE DRAFT EIR

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4.1-2 Storie Index Rating System	4.1-2
4.1-3 Acres of <u>Important</u> Farmlands – Sacramento County (1992- 1998 <u>2000</u>)	4.1-7
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Section 2.0

- RDEIR page 2.0-3, MM4.1.2b is modified as follows:

“MM 4.1.2b The project proponent shall ensure that a disclosure statement shall be recorded against the property and be provided to all prospective buyers of properties within the proposed plan area notifying such persons of the presence of existing and future noise-producing agricultural-related activities in the immediate Specific Plan area. The disclosure statement shall be reviewed and approved by City of Elk Grove Development Services.
Disclose to all prospective buyers of residential property within 500 feet of any active farming operations through notification in the public report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the City Right-to-Farm Ordinance.

Timing/Implementation: Prior to the sale to prospective buyers

Enforcement/Monitoring: City of Elk Grove Development Services"

- RDEIR page 2.0-4 through page 2.0-37 are modified and can be found below in Section 4.2.
- RDEIR page 2.0-20, Impact 4.2.4 is modified as follows:

"Impact 4.2.4

The projected traffic volume of roadway segments internal to Laguna Ridge Specific Plan may not operate within the City's thresholds for traffic operations. This may result in a potentially significant impact. ~~on the section of Laguna Springs Drive from Elk Grove Boulevard to Laguna Ridge Drive Southbound would exceed the City's thresholds for traffic operations."~~

- Page 2.0-38, MM 4.2.8 is modified as follows:

"MM 4.2.8

Prior to the approval of tentative subdivision, parcel maps and subsequent development associated with land areas along Big Horn Blvd and Bruceville Road right-of-way for future light rail stations and lines at locations along either Big Horn Boulevard or Bruceville Road shall be dedicated based on consultation with the City of Elk Grove and Sacramento Regional Transit."

Timing/Implementation: Prior to approval of tentative subdivision parcel maps, and subsequent development.

Enforcement/Monitoring: City of Elk Grove Development Services and Sacramento Regional Transit"

- RDEIR page 2.0-44, is modified as follows:

"MM 4.4.1a

Site preparation and construction activities shall be limited to between the hours of 6:00 A.M. to 8:00 P.M., Monday through Friday, and 7:00 A.M. to 8:00 P.M. on Saturday and Sunday (City of Elk Grove Noise Control Ordinance, Section #6.68.0909(e)). Furthermore, construction equipment maintenance shall be limited to the same hours. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all construction phases of the project.

Enforcement/Monitoring: City of Elk Grove Development Services"

- RDEIR page 2.0-51 is modified as follows

"MM 4.5.3a As part of ~~the subsequent~~ applications for ~~rezoning request to remove the "Reserve" overlay designation, on non-participating properties,~~ the project applicant shall provide the City with a Phase I Site Assessment to determine whether ash or a former burn site is present on the subject property.

Timing/Implementation: ~~Prior to acceptance of an application for a rezoning request to remove the "Reserve" overlay subsequent development on non-participating properties designation as complete.~~

Enforcement/Monitoring: ~~City of Elk Grove Development Services"~~

- RDEIR page 2.0-57 and page 4.6-48 is modified as follows:

"MM 4.6.4.2c Prior to approval of individual subdivision improvement plans, the water supply system plans for the subdivisions shall be reviewed by the City & Sacramento County Water Agency (SCWA) to ensure adequate fire flows for the project as specified by the EGCSF Fire Department.

Timing/Implementation: ~~Prior to improvement plan approval~~

Enforcement/Monitoring: ~~EGCSF and City of Elk Grove Development Services, Sacramento County water Agency (SCWA)"~~

- RDEIR page 2.0-60 is modified as follows:

"MM 4.6.7.1 The project applicant shall meet the parkland requirement to provide for 5.0 acres of parkland per 1,000 people through parkland dedications within the LRSP area and/or the payment of in-lieu fees.

Timing/Implementation: ~~Prior to issuance of building permits—tentative map approval, and fees collected at building permit~~

Enforcement/Monitoring: ~~City of Elk Grove Development Services, Elk Grove Community Services District"~~

- RDEIR page 2.0-67 is modified as follows:

“MM 4.7.3b Subsequent non-residential projects shall be required to locate all storage areas away from any drainage features and provide water quality control measures in storm drainage facilities such as grease and sediment traps, vegetative filters, and containment structures for hazardous materials. This requirement shall be reflected on site plans and improvement plans. Water quality control features shall be consistent with the City’s NPDES permit (NPDES No. CAS082597).

Timing/Implementation: As a condition of ~~Prior to approval of subsequent non-residential projects.~~

Enforcement/Monitoring: *City of Elk Grove Public Works and Development Services”*

- RDEIR page 2.0-80 is modified as follows:

“MM 4.10.1a ~~Prior to the approval subsequent approvals on non-participating properties of any rezoning request to remove the “Reserve” overlay designation from any property,~~ a detailed cultural resources field survey of the subject property shall be conducted by the City and funded by the project applicant. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, California Register of Historic Resources and/or National Historic Preservation Act. Mitigation methods to be employed include, but are not limited to, the following:

- Redesign of the subsequent development project to avoid the resource. The resource site shall be deeded to a non-profit agency to be approved by the City for maintenance of the site.
- If avoidance is determined infeasible by the City, then the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If the City determines capping infeasible, then the resource shall be excavated and recorded to appropriate standards.

Timing/Implementation: ~~Prior to approval of subsequent approvals on non-participating properties~~ rezoning request

Enforcement/Monitoring: *City of Elk Grove Development Services”*

- RDEIR page 2.0-80 is modified as follows:

"MM 4.10.2

Prior to ~~the approval~~ subsequent approvals on non-participating properties of any rezone request to remove the "Reserve" overlay designation on the properties that include the buildings at 8533 and 8551 Poppy Ridge Road, a detailed evaluation of the historical significance of the structures at the two sites listed above shall be conducted by the City and funded by the project applicant. If the evaluation is negative (i.e., not historically significant), no further mitigation is required.

If the evaluation determines that the two sites are historically significant, the subsequent development project shall be redesigned to avoid the building site(s). The building site(s) will be deeded to a non-profit agency to be approved by the City for the maintenance of the site(s). If avoidance is determined to be infeasible by the City, all required documentation (in addition to the items above) shall be conducted in accordance with appropriate standards:

- The development of a site-specific history and appropriate contextual information regarding the particular resource; in addition to archival research and comparative studies, this task could involve limited oral history collection;
- Accurate mapping of the noted resources, scaled to indicate size and proportion of the structures;
- Architectural description of affected structures;
- Photo documentation of the designated resources, both in still and video format;
- Recordation of measured architectural drawings, in the case of specifically designated buildings of higher architectural merit; and
- Any historical significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum.

These buildings shall be preserved and relocated off-site.

Timing/Implementation: Prior to approval of a request to rezone non-participating properties ~~rezoning request for properties associated with 8533 and 8551 Poppy Ridge Road~~

Enforcement/Monitoring: City of Elk Grove Development Services"

Section 3.0

- RDEIR page 3.0-7, paragraph 5 is modified as follows:

“Water Treatment Facilities/ Water Quality Ponds: The plan identifies three ground water treatment facilities within the plan area: one 6-acre site at Bruceville Road and Poppy Ridge Road, a 6-acre site located north of Poppy Ridge Road between Big Horn Boulevard and SR-99, and a third site shown south of Elk Grove Boulevard between the extension of Big Horn Boulevard and Laguna Springs Drive. A 10-acre (net) water quality pond is designated on the north side of Bilby Road between Bruceville Road and Big Horn Boulevard. This facility is intended for the removal and/or filtration of pollutants accumulated from storm water runoff in and around the plan area.”

- RDEIR, Figure 3.0-3 is modified as follows:

The property ownership map for the Laguna Ridge Specific Plan is modified to include the Duckett Ranch (Meritage Homes site), Easley Property, and the Saca Bilby Property as participating property owners. The Reserve Overlay has been removed from these sites. The revised map is shown on the following page as Revised Figure 3.0-3 Laguna Ridge Specific Plan Land Use Diagram.

- RDEIR, page 3.0-8, first bullet, is modified as follows:

“Reserve Overlay: Several properties in the plan area (approximately 408.2 acres) include a “Reserve” overlay designation. This designation denotes properties that are not currently participating the Specific Plan process and have not had site-specific field review of their properties. These properties would not be rezoned with the approval of the Laguna Ridge Specific Plan. Removal of the “Reserve” overlay designation and subsequent environmental review would be required prior to approval of any rezone and future development on these properties.”

- RDEIR pages 3.0-11 and 3.0-12 are modified as follows:

“The plan area would obtain water service from the Sacramento County Water Agency (SCWA). The SCWA would serve as water wholesaler and retailer, providing adequate supplies of potable ~~treated~~ water for municipal and industrial (M&I) use. As described in Section 4.6 (Public Services and Utilities), the project would be subject to Draft General Plan Policy PF-3 and is expected to be served by a combination of groundwater and surface water sources as well as by reclaimed water for landscape irrigation.”

A water supply master plan has been developed for the plan area and is provided in **Appendix 4.6**. The master plan provides for phasing of the water supply system, including development of groundwater treatment plants. **Figure 3.0-3** identifies the general location of three water treatment plant sites to be located within the plan area. One of the water treatment plant sites would be located north of New Poppy Ridge Road, east of Big Horn Boulevard, and would

consist of approximately 6.2 acres. Another site is located south of the Old Poppy Ridge Road alignment, just east of Bruceville Road, consisting of approximately 6.4 acres. Each of these plant sites ~~would~~ could accommodate up to six on-site wells for groundwater production. The third water treatment plant site would be located just south of Elk Grove Boulevard and would be located on approximately 4.2 acres. ~~This treatment plant site would be used to treat water supplies anticipated to contain elevated levels of arsenic and would not be a production plant (i.e., no groundwater wells). No off-site new/unplanned water facilities are anticipated to be required to serve the plan area. A portion of this treatment plant would be used to replace existing wells that produce water with levels of arsenic that exceed drinking water standards that take effect in January of 2006. The remaining portion will provide treatment for three new wells to meet the new demands of the LRSP area. A detailed description of ultimate water production and distribution facilities is provided in Section 4.6 (Public Services and Utilities). The water supply master plan anticipates providing includes a description of service to the East Franklin Specific Plan area, existing development to the north of the plan area, Lent Ranch, and the proposed South Pointe development."~~

Section 4.1

- RDEIR page 4.1-19, MM4.1.2b is modified as follows:

"MM 4.1.2b The project proponent shall ensure that a disclosure statement shall be recorded against the property and be provided to all prospective buyers of properties within the proposed plan area notifying such persons of the presence of existing and future noise-producing agricultural-related activities in the immediate Specific Plan area. The disclosure statement shall be reviewed and approved by City of Elk Grove Development Services. Disclose to all prospective buyers of residential property within 500 feet of any active farming operations through notification in the public report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the City Right to Farm Ordinance.

Timing/Implementation: Prior to the sale to prospective buyers

Enforcement/Monitoring: City of Elk Grove Development Services

Section 4.2

- RDEIR page 4.2-33, MM4.2.1a is modified as follows:

"MM 4.2.1a Elk Grove Boulevard shall be widened between Bruceville Road and Auto Center Drive to three lanes in each direction.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan’s infrastructure phasing provisions.

Timing/Implementation: *Prior to approval of subsequent development projects.*

Enforcement/Monitoring: *City of Elk Grove Development Services.*

Implementation of the above improvement would provide sufficient capacity to accommodate the projected daily volume and would provide LOS D operation on Elk Grove Boulevard from Bruceville Road to Auto Center Drive. ~~This improvement is not included in the Interim Roadway Fee Laguna South Public Facilities Fee Program, but is planned for in the Draft General Plan Circulation Diagram, and would require the acquisition of additional right-of-way.~~ Environmental impacts associated with implementation of this mitigation measure include potential disturbance to special-status species that may use the vacant land on the south side of Elk Grove Boulevard for foraging or habitat along with temporary air quality, noise, traffic movement, and water quality impacts associated with construction of the improvement. Implementation of this mitigation measure would reduce the impact to **less than significant.**”

- RDEIR page 4.2-34, The paragraph following MM4.2.1b is modified as follows:

“This improvement would provide sufficient capacity to accommodate the projected daily volume and would provide LOS C operation on Elk Grove Boulevard from East Stockton Boulevard to Elk Grove-Florin Road. This improvement ~~is not included in the Laguna South Public Facilities Fee Program~~ ~~and~~ would require the acquisition of additional right-of-way, which would require relocation of existing businesses and uses along Elk Grove Boulevard. Therefore, this improvement is not considered to be feasible. If additional right-of-way is not available, than the LOS would remain at LOS F and the impact would be **significant and unavoidable.**”
- RDEIR page 4.2-34, MM4.2.1c is modified as follows:

“**MM 4.2.1c** Grant Line Road between SR 99 and Waterman Road shall be widened from one to two lanes in each direction.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~by the inclusion of this improvement in the LSPFFP and the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services"

- RDEIR page 4.2-35, MM4.2.1d is modified as follows:

"MM 4.2.1d Poppy Ridge Road between Bruceville Road and West Stockton Boulevard shall be reconstructed to provide 12-foot travel lanes and minimum 6-foot paved shoulder.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

This improvement is ~~included in the Laguna South Public Facilities Fee Program~~ and would not require additional right-of-way. Environmental impacts associated with this mitigation measure may include temporary air quality, noise,

traffic movement, and water quality impacts, disturbance to special-status species habitat or foraging area in the vicinity of the proposed improvement, and tree removal. This improvement would improve the substandard roadway cross-section and provide sufficient capacity to provide LOS A operation, resulting in a **less than significant** impact."

- RDEIR page 4.2-35, MM4.2.1e is modified as follows:

"MM 4.2.1e West Stockton Boulevard between Kammerer Road and Poppy Ridge Road shall be reconstructed to provide 12-foot travel lanes and minimum 6-foot paved shoulder.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP~~. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

This improvement ~~is included in the Laguna South Public Facilities Fee Program and~~ would not require additional right-of-way. This improvement would provide sufficient capacity to provide LOS A operation and improve the substandard roadway cross-section. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts and disturbance to special-status species habitat or foraging area in the vicinity of the proposed improvement. This improvement would result in a **less than significant** impact."

- RDEIR page 4.2-36, MM4.2.1f is modified as follows:

"MM 4.2.1f West Stockton Boulevard between Poppy Ridge Road and the Auto Mall Access to provide 12-foot travel lanes and minimum 6-foot paved shoulder.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its

successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: *Prior to approval of subsequent development projects*

Enforcement/Monitoring: *City of Elk Grove Development Services*

This improvement is ~~included in the Laguna South Public Facilities Fee Program and~~ would not require additional right-of-way. This improvement would provide sufficient capacity to provide LOS A operation and would improve the substandard roadway cross-section. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts and disturbance to special-status species habitat or foraging area in the vicinity of the proposed improvement. This improvement would eliminate the deficiency and reduce the impact to **less than significant.**"

- RDEIR page 4.2-40, MM4.2.2a is modified as follows:

"MM 4.2.2a

The following lane configurations shall be provided at the Elk Grove Boulevard/Bruceville Road intersection.

- One shared through/right-turn lane, one through lane, and one left-turn lane on the northbound approach.
- One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach.
- One right-turn lane, two through lanes, and one left-turn lane on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's

infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is included in the Laguna South Public Facilities Fee Program. The addition of the north and southbound through lanes, and westbound right-turn lane would provide LOS D operation in both the a.m. and p.m. peak hours. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts and disturbance to special-status species habitat or foraging area in the vicinity of the proposed improvement. This measure would eliminate the deficiency identified and reduce the impact to **less than significant.**"~~

- RDEIR page 4.2-41, MM4.2.2b is modified as follows:

"MM 4.2.2b The following lane configurations shall be provided at the Elk Grove Boulevard/Big Horn Boulevard intersection.

- One right-turn lane, two through lanes, and one left-turn lane on the northbound approach.
- One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach.
- One shared through/right-turn lane, two through lanes, and two left-turn lanes on the eastbound approach.
- One shared through/right-turn lane, two through lanes, and two left-turn lanes on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is included in the Laguna South Public Facilities Fee Program. Implementation of these improvements requires the construction of the northbound approach because it does not currently exist. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts and disturbance to special-status species habitat or foraging area in the vicinity of the proposed improvement. The implementation of these improvements would provide LOS D operation in both the a.m. and p.m. peak hours and would reduce the impact to **less than significant.**"~~

- RDEIR page 4.2-42, MM4.2.2c is modified as follows:

"MM 4.2.2c The following lane configurations shall be provided at the Elk Grove Boulevard/West Laguna Springs Drive intersection.

- Two right-turn lanes, two through lanes, and one left-turn lane on the northbound approach.
- One right-turn lane, one through lanes, and two left-turn lanes on the southbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the eastbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach.
- Right-turn overlap phasing for the northbound right-turn lane at the Elk Grove Boulevard/West Laguna Springs Drive intersection.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development

Services”

- RDEIR page 4.2-42, MM4.2.2d is modified as follows:

“MM 4.2.2d Right-turn overlap phasing for the northbound right-turn movement shall be provided at the Elk Grove Boulevard/Auto Center Drive intersection. This improvement would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services”

- RDEIR page 4.2-43, MM4.2.2e is modified as follows:

“MM 4.2.2e The following lane configurations shall be provided at the Elk Grove Boulevard/SR 99 Southbound Ramps intersection.

- Two right-turn lanes, a shared through/left-turn lane, and an exclusive left-turn lane on the southbound approach.
- One right-turn lane and three through lanes on the eastbound approach.
- Three through lanes on the westbound approach.
- In addition, construct a loop on-ramp in the northwest quadrant of the interchange to replace the westbound left-turn movement.

These improvements will require coordination and approval of Caltrans as well as incorporation into the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove

~~development impact fees for roadway facilities. Laguna South Public Facilities Fee Program.~~ If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Elimination of the westbound left-turn movement would reduce the on signal phases from three to two, which would reduce delay and improve LOS. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts and tree removal. The addition of the lane configurations identified above and the southbound loop on-ramp would provide LOS C and LOS D operation in the a.m. and p.m. peak hours, respectively. Some of the cost associated with this improvement (i.e., turn lanes) is included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. ~~Laguna South Public Facilities Fee Program.~~ The deficiency identified at the Elk Grove Boulevard/SR-99 SB Ramps intersection is due to insufficient capacity at the SR-99/Elk Grove Boulevard interchange under existing plus project conditions. Additional improvements to the interchange are currently considered economically infeasible due to right-of-way constraints. The addition of the southbound loop on-ramp would require additional right-of-way. Ultimately, improvements to the SR-99 Ramps would require coordination and approval by Caltrans associated with state right-of-way. Therefore, the impact to this intersection is considered **significant and unavoidable.**"

- RDEIR page 4.2-44, MM4.2.2f is modified as follows:

"MM 4.2.2f Install traffic signal and provide the following lane configurations at the Elk Grove Boulevard/Waterman Road intersection.

- A shared through/right-turn lane and an exclusive left-turn lane on all approaches.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. ~~The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP and the inclusion of this improvement in the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the

timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts, disturbance to special-status species that may inhabit or forage in the vicinity of the proposed improvement, and tree removal. Implementation of this improvement would provide LOS C operation in the p.m. peak hour, eliminating the deficiency identified based on the City's LOS D threshold and resulting in a **less than significant** impact."

- RDEIR page 4.2-44, MM4.2.2g is modified as follows:

"MM 4.2.2g

Install a traffic signal and provide the following lane configurations at the Poppy Ridge Road/Bruceville Road intersection.

- A shared through/right-turn lane and an exclusive left-turn lane on the northbound, southbound, and eastbound approaches.
- One right-turn lane, one through lane, and one left-turn lane on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~the Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development

Services

This improvement is not included in the ~~Laguna South Public Facilities Fee Program~~. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts, disturbance to special-status species that may inhabit or forage in the vicinity of the proposed improvement, and tree removal. Implementation of this improvement would provide LOS B operation in the p.m. peak hour and would reduce the impact to **less than significant.**"

- RDEIR page 4.2-45, MM4.2.2h is modified as follows:

"MM 4.2.2h

The applicant shall participate in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program ~~Laguna South Public Facilities Fee Program~~, which includes reconstruction of the SR 99/Grant Line Road interchange. Fair-share funding for the SR 99/Grant Line Road improvement project shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~

Timing/Implementation: *Prior to approval of subsequent development projects*

Enforcement/Monitoring: *City of Elk Grove Development Services"*

- RDEIR page 4.2-45, MM4.2.2i is modified as follows:

"MM 4.2.2i

Right-turn overlap phasing for the southbound right-turn movement shall be provided at the Laguna Boulevard/Franklin Boulevard intersection.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E

operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services”

~~This improvement is not included in the Laguna South Public Facilities Fee Program. This improvement would require modification of the existing signal equipment and signal phasing. Environmental impacts associated with implementation of this improvement may include temporary air quality and noise impacts. Implementation of this improvement would provide LOS D operation in both the a.m. and p.m. peak hours, resulting in a **less than significant** impact.”~~

- RDEIR page 4.2-46, MM4.2.2j is modified as follows:

“MM 4.2.2j Right-turn overlap phasing shall be provided for the northbound right-turn movement at the intersection of Laguna Boulevard with Big Horn Boulevard.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

This improvement would require modification of the existing signal equipment and signal phasing. ~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality and noise. Implementation of this improvement would provide LOS C operation in the p.m. peak hour and would reduce the impact to **less than significant.**”

- RDEIR page 4.2-46, MM4.2.2k is modified as follows:

"MM 4.2.2k

The following lane configurations shall be provided at the Elk Grove Boulevard/Elk Grove-Florin Road intersection.

- A shared through/right-turn lane, one through lane, and two left-turn lanes on the northbound approach.
- In addition, provide protected left-turn phasing on the northbound and southbound approaches.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program~~ to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

Implementation of this improvement would provide LOS D operation in the p.m. peak hour. This measure would eliminate the deficiency identified based on the City's LOS D threshold. ~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ Acquisition of additional right-of-way necessary for this improvement may not be feasible due to impacts to existing businesses and uses, therefore, this improvement may not be feasible. However, sufficient right-of-way may exist to construct components of this improvement. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts. If additional right-of-way were not available, then the LOS would remain at LOS E and the impact would be **significant and unavoidable.**"

- RDEIR page 4.2-53, the last paragraph under the heading "Roadway Improvements is modified as follows:

"The Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program LSPFFP will likely provide funding for most of

the improvements listed above. Other funding sources may include other developer fees and public sources. ~~The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Public funds will be necessary for a fair share contribution to improvements that eliminate existing deficiencies.~~ It is anticipated that an update to the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) ~~LSPFFP~~ would be necessary based on the results of this analysis.

- RDEIR page 4.2-61, MM4.2.3a is modified as follows:

"MM 4.2.3a

The section of Laguna Boulevard between Bruceville Road and SR 99 shall be widened from three to four lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities. ~~the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.~~

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

This improvement would provide sufficient capacity to accommodate the projected daily volume and would provide LOS D operation, resulting in a less than significant impact. ~~This improvement is not included in the Laguna South Public Facilities Fee Program and.~~ The City currently does not have thresholds or standards for eight-lane roadways. Sufficient right-of-way to construct this improvement the length of Laguna Boulevard from Bruceville Road to SR 99 may not be available as portions of this roadway are developed with existing businesses and uses. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts. Therefore, this improvement may not be feasible. If additional right-of-way were not available then the LOS would remain at LOS F and the impact would be **significant and unavoidable.**"

- RDEIR page 4.2-61, MM4.2.3b is modified as follows:

“MM 4.2.3b The section of Elk Grove Boulevard between Bruceville Road and Auto Center Drive shall be widened from three to four lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities. the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

This improvement would provide sufficient capacity to accommodate the projected daily volume and would provide LOS D operation, reducing the impact to less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts, disturbance to special-status species that may inhabit or forage in the vicinity of the proposed improvement, and tree removal. ~~This improvement is not included in the Laguna South Public Facilities Fee Program and.~~ The City currently does not have thresholds or standards for eight-lane roadways. This improvement may not be feasible if additional right-of-way is not available. If additional right-of-way were not available then the LOS would remain at LOS F and the impact would remain **significant and unavoidable.**”

- RDEIR page 4.2-62, MM4.2.3c is modified as follows:

“MM 4.2.3c Widen the section of Elk Grove Boulevard between East Stockton Boulevard and Elk Grove-Florin Road from two to three lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities. the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

This improvement would provide sufficient capacity to accommodate the projected daily volume and would provide LOS E operation which would reduce the impact to less than significant. However, this improvement ~~is not included in the Laguna South Public Facilities Fee Program and~~ would also require the acquisition of additional right-of-way. The segment of Elk Grove Boulevard between East Stockton Boulevard and Elk Grove-Florin Road is developed with business, residential, and other uses and right-of-way for the improvement may not be available. This would render the improvement infeasible, with the LOS remaining at LOS F and the impact **significant and unavoidable.**"

- RDEIR page 4.2-62, MM4.2.3d is modified as follows:

"MM 4.2.3d Bruceville Road between Elk Grove Boulevard and Laguna Boulevard shall be widened from two to three lanes in each direction.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the inclusion of this improvement in the LSPFFP and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is not included in the Laguna South Public Facilities Fee Program, however, it is anticipated in the Draft General Plan Circulation Diagram.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts. This improvement would provide sufficient capacity to accommodate the projected daily volume and would provide LOS D operation which would reduce the impact to **less than significant.**"

- RDEIR page 4.2-63, MM4.2.3e is modified as follows:

"MM 4.2.3e Laguna Boulevard between Franklin Boulevard and Bruceville Road shall be widened from three to four lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share

~~as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities. the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.~~

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services"

- RDEIR page 4.2-63, MM4.2.3f is modified as follows:

"MM 4.2.3f Widen the section of Bruceville Road between Laguna Boulevard and Big Horn Boulevard from two to three lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities. the project applicant shall pay their fair share of the estimated cost of the improvement and cost of the right-of-way into the City's future Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

This improvement would provide sufficient capacity to accommodate the projected daily volume and would provide LOS B operation, which would reduce the impact to less than significant. This improvement would eliminate the deficiency identified based on the City's LOS D threshold. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts. ~~This improvement is not included in the Laguna South Public Facilities Fee Program, but is anticipated in the Draft General Plan Circulation Diagram.~~ Existing residences and businesses along this roadway segment may make the acquisition of additional right-of-way infeasible. If additional right-of-way were not available then the LOS would remain at LOS E and the impact would be **significant and unavoidable.**"

- RDEIR page 4.2-64 is modified as follows:

"Impact 4.2.4 The projected traffic volume of roadway segments internal to

4.0 ERRATA

Laguna Ridge Specific Plan may not operate within the City's thresholds for traffic operations. This may result in a potentially significant impact. ~~on the section of Laguna Springs Drive from Elk Grove Boulevard to Laguna Ridge Drive Southbound would exceed the City's thresholds for traffic operations."~~

- RDEIR the paragraph following Table 4.2-19, page 4.2-65 is modified as follows:

"Based on the information presented in Table 4.2-19, the addition of project traffic would not create deficient traffic operations on the roadway segments within Laguna Ridge Specific Plan that were analyzed in the General Plan Draft EIR. However, while a circulation system is identified within the plan area, the location and details of the roadway systems that will serve the plan area have not been fully developed. As subsequent development projects such as residential subdivisions, come forward the roadway facilities would be designed and specific details developed. Therefore, internal traffic impacts may be **potentially significant**. could create deficient operations at LOS E on the segment of Laguna Springs Drive from Elk Grove Boulevard to Laguna Ridge Drive in the p.m. peak hour under cumulative conditions."

- RDEIR pages 4.2-64 and 4.2-65 are modified as follows:

TABLE 4.2-19
INTERIOR ROADWAY LEVEL OF SERVICE - CUMULATIVE PLUS PROJECT CONDITIONS

Roadway Segment	A.M. Peak Hour				P.M. Peak Hour			
	Lanes	Vol	V/C	LOS	Lanes	Vol	V/C	LOS
Big Horn Blvd. – Elk Grove Blvd. To Kammerer Rd. Northbound	2	1,857	0.69	B	2	1,532	0.77	B
Big Horn Blvd. – Elk Grove Blvd. To Kammerer Rd. Southbound	2	1,419	0.72	C	2	1,363	0.69	C
Laguna Springs Dr. – Elk Grove Blvd. To Laguna Ridge Drive Northbound	2	1,463	0.74	C	2	1,784	0.90	E
Laguna Springs Dr. – Elk Grove Blvd. To Laguna Ridge Drive Southbound	2	1,448	0.73	C	2	1,850	0.93	E
Laguna Ridge Dr. – Big Horn Blvd. To Poppy Ridge Rd. Northbound	2	903	0.46	A	2	814	0.41	A
Laguna Ridge Dr. – Big Horn Blvd. To Poppy Ridge Rd. Southbound	2	373	0.19	A	2	1,186	0.60	A
Laguna Ridge Dr. – Poppy Ridge Rd. to Kammerer Rd. Southbound	2	307	0.16	A	2	489	0.25	A
Laguna Ridge Dr. – Poppy Ridge Rd. to Kammerer Rd. Northbound	2	489	0.25	A	2	420	0.21	A

Roadway Segment	A.M. Peak Hour				P.M. Peak Hour			
	Lanes	Vol	V/C	LOS	Lanes	Vol	V/C	LOS
Poppy Ridge Rd. – Franklin Rd. to West Stockton Blvd. Eastbound	2	1,502	0.76	C	2	1,504	0.76	C
Poppy Ridge Rd. – Franklin Rd. to West Stockton Blvd. Westbound	2	1,855	0.53	A	2	1,767	0.89	D

- RDEIR page 4.2-65, MM 4.2.4a and MM 4.2.4b is modified as follows:

“Mitigation Measures

MM 4.2.4a

~~Laguna Springs Drive shall be widened to an ultimate 6 lane width or other traffic improvements shall be provided to maintain acceptable operations (LOS D or better). This requirement shall be incorporated into the Specific Plan.~~

~~Timing/Implementation: As part of the final approval of the Specific Plan
Enforcement/Monitoring: City of Elk Grove Development Services~~

MM 4.2.4ab

All internal intersections shall be designed to meet City Level of Service Standards (LOS D or better). This requirement shall be incorporated into the specific plan.

*Timing/Implementation: As part of the final approval of the Specific Plan
Enforcement/Monitoring: City of Elk Grove Development Services”*

- RDEIR page 4.2-68, MM4.2.5a is modified as follows:

“MM 4.2.5a

Right-turn overlap phasing for the southbound right-turn movement at the Laguna Boulevard/Franklin Boulevard intersection.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is not included in the Laguna South Public Facilities Fee Program. This improvement would require modification of the existing signal equipment and signal phasing. Environmental impacts associated with construction of this improvement include temporary air quality impacts associated with adjusting the signal operation to include overlap phasing. Implementation of this improvement would provide LOS D operation in both the a.m. and p.m. peak hours, resulting in a less than significant impact."~~

- RDEIR page 4.2-69, MM4.2.5b is modified as follows:

"MM 4.2.5b The following lane configurations shall be provided at the Elk Grove Boulevard/Big Horn Boulevard intersection.

- One right-turn lane, two through lanes, and two left-turn lanes on the northbound approach.
- One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the eastbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach.
- Right-turn overlap phasing on all approaches to the intersection, which would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic movement, and water quality impacts. The addition of the exclusive right-turn lane and overlap phasing would provide LOS E operation in both the a.m. and p.m. peak hours. No feasible mitigation exists to improve traffic operations to LOS D or better. While implementation of this mitigation measure would improve intersection operations, operations would remain at a deficient LOS resulting in a **significant and unavoidable** impact.”

- RDEIR page 4.2-70, MM4.2.5c is modified as follows:

“MM 4.2.5c The following lane configurations shall be provided at the Elk Grove Boulevard/West Laguna Springs Drive intersection.

- One right-turn lane, two through lanes, and one left-turn lane on the southbound approach.
- Two right-turn lanes, two through lanes and one left-turn lane on the northbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach.
- One right-turn lane, three through lanes, and one left-turn lane on the eastbound approach.
- Protected left-turn phasing for the north and southbound left-turn movements.
- Provide right-turn overlap phasing on the northbound and southbound approaches, which would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP~~. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan’s infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. The addition of the lane configurations identified above and the overlap phasing would provide LOS E operation in both the a.m. peak hour and LOS F operation in the p.m. peak hour. Consequently, this measure would not eliminate the deficiency identified based on the City's threshold in the p.m. peak hour and the impact would remain **significant and unavoidable**.

- RDEIR page 4.2-70, MM4.2.5d is modified as follows:

"MM 4.2.5d The following lane configurations shall be provided at the Elk Grove Boulevard/Auto Center Drive intersection.

- Two right-turn lanes, one through lane, and one left-turn lane on the northbound approach.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide right-turn overlap phasing on the northbound approach. Right-turn overlap phasing would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

This improvement is included in the Laguna South Public Facilities Fee. The addition of the lane configurations and signal phasing identified above would provide LOS E and LOS F operation in the a.m. and p.m. peak hours, respectively. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. This improvement would reduce the proposed project's contribution to intersection operations to a less than significant impact during the a.m. peak hour, but even though operations would be improved during the p.m. peak hour the City's standard would be exceeded. This facility is anticipated to fail even without implementation of the project. However, this measure would not eliminate the deficiency identified based on the City's LOS D threshold in the p.m. peak hour and the impact would be **significant and unavoidable.**"

- RDEIR page 4.2-71, MM4.2.5e is modified as follows:

- "MM 4.2.5e** The following lane configurations shall be provided at the Elk Grove Boulevard/SR 99 Southbound Ramps intersection.
- One right-turn lane and three through lanes on the eastbound approach.
 - Three through lanes on the westbound approach.
 - Construct a loop on-ramp in the northwest quadrant of the interchange to replace the westbound left-turn movement.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove
Development Services and
Caltrans

Elimination of the westbound left-turn movement would reduce the on signal phases from three to two, which would reduce delay and improve LOS. The addition of the lane configurations identified above and the southbound loop on-ramp would provide LOS C and LOS E operation in the a.m. and p.m. peak hours, respectively. The addition of the southbound loop on-ramp would require additional right-of-way. Therefore, this improvement may not be feasible. If additional right-of-way were not

available then the LOS would remain at LOS F. Some of the cost associated with this improvement (i.e., turn lanes) is included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, Laguna South Public Facilities Fee Program. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. While implementation of this mitigation measure would improve traffic operations, no feasible mitigation exists to improve traffic operations to LOS D or better. Therefore, the impact would be **significant and unavoidable.**"

- RDEIR page 4.2-72, MM4.2.5f is modified as follows:

"MM 4.2.5f

The following lane configurations shall be provided at the Elk Grove Boulevard/East Stockton Boulevard intersection.

- One right-turn lane, one through lane, and one left-turn lanes on the southbound approach.
- A shared through/right-turn lane and two left-turn lanes on the northbound approach.
- Provide protected left-turn phasing on the northbound and southbound approaches.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: *Prior to approval of subsequent development projects*

Enforcement/Monitoring: *City of Elk Grove Development Services*

The implementation of these improvements would provide LOS E and LOS C operation in the a.m. and p.m. peak hours, respectively. This measure would eliminate the deficiency identified based on the City's LOS threshold. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. ~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ No feasible mitigation exists to improve traffic operations to LOS D or better; however, the project's contribution to deficient operations would be mitigated. Therefore, the impact would be **less than significant.**"

- RDEIR page 4.2-72, MM4.2.5f is modified as follows:

“MM 4.2.5g

The following lane configurations shall be provided at the Elk Grove Boulevard/Bruceville Road intersection.

- One right-turn lane on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of the the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. Additional improvements to the intersection are limited due to right-of-way constraints. The implementation of these improvements would reduce the delay in the a.m. peak hour to less than 5 seconds compared to “no project” conditions. However, the LOS in the p.m. peak hour would continue to operate at LOS F. Despite the improvement to traffic operations in the a.m. peak hour, the impact would remain **significant and unavoidable** due to the project’s contribution to deficient operations at the intersection in the p.m. peak hour.”

- RDEIR page 4.2-73, MM4.2.5h is modified as follows:

“MM 4.2.5h

The following lane configurations shall be provided at the Elk Grove Boulevard/Elk Grove-Florin Road intersection.

- A shared through/right-turn lane, one through lane, and one left-turn lane on the northbound approach.
- In addition, provide protected left-turn phasing on the northbound and southbound approaches.

Fair-share funding for the above roadway improvement shall

be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: *Prior to approval of subsequent development projects*

Enforcement/Monitoring: *City of Elk Grove Development Services*

~~This improvement is not included in the Laguna South Public Facilities Fee Program. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. Additional improvements to the intersection are limited due to right-of-way constraints. The implementation of these improvements would reduce the delay in the a.m. peak hour to less than 5 seconds compared to “no project” conditions. However, the LOS in the p.m. peak hour would continue to operate at LOS F. Despite the improvement to traffic operations in the a.m. peak hour, the impact would remain **significant and unavoidable** due to the project’s contribution to deficient operations at the intersection in the p.m. peak hour.”~~

- RDEIR page 4.2-74, MM4.2.5i is modified as follows:

“MM 4.2.5i

A traffic signal shall be installed and the following lane configurations shall be provided at the Elk Grove-Florin Road/East Stockton Boulevard intersection.

- One through lane and one left-turn lane on the southbound approach.
- One right-turn lane and two left-turn lanes on the westbound approach.
- One right-turn lane and one through lane on the northbound approach.
- This improvement would require 3-phase signal operation.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall

~~pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP and to include this improvement.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. Implementation of these improvements would provide LOS B and LOS E operation in the a.m. and p.m. peak hours, respectively. No feasible mitigation exists to improve the project's contribution to deficient operations to an acceptable level, therefore, the impact would be **significant and unavoidable.**"

- RDEIR page 4.2-74, MM4.2.5j is modified as follows:

"MM 4.2.5j

Install a traffic signal and coordinate it with the Hood-Franklin Road/I-5 Northbound Ramps intersection.

This improvement will require coordination and approval from Caltrans and Sacramento County. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services, Sacramento County and Caltrans

~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. Implementation of these improvements would provide LOS A and LOS C operation during the a.m. and p.m.

peak hours, respectively, and would reduce the impact to less than significant. However, this improvement is outside of the City’s jurisdiction and, ultimately, timing and approval of this improvement would be the responsibility of Caltrans. Therefore, this impact would be **significant and unavoidable.**”

- Page 4.2-75, MM 4.2.5k shall be modified as follows:

“MM 4.2.5k

Install a traffic signal and coordinate it with the Hood-Franklin Road/I-5 Southbound Ramps intersection

This improvement will require coordination and approval from Caltrans and Sacramento County. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. ~~Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services, Sacramento County and Caltrans

~~This improvement is not included in the Laguna South Public Facilities Fee Program.~~ Environmental impacts associated with this mitigation measure may include temporary air quality, noise, and water quality impacts. Implementation of these improvements would provide LOS B and LOS C operation during the a.m. and p.m. peak hours, respectively. Implementation of this mitigation measure would reduce the impact to less than significant. However, this improvement is outside of the City’s jurisdiction and, ultimately, timing and approval of this improvement would be the responsibility of Caltrans. Therefore, this impact would be **significant and unavoidable.**”

Grant Line Road/West Stockton Boulevard

This deficiency is due to limited capacity at the SR 99/Grant Line Road interchange. Implementation of mitigation measure MM 4.2.2h requires participation in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. ~~Laguna South Public Facilities Fee Program,~~ including reconstruction of the SR 99/Grant Line Road interchange. Implementation of this measure would reduce the proposed project’s impact to **less than significant.**

- Page 4.2-75, MM 4.2.5l shall be modified as follows:

"MM 4.2.5l

Right-turn overlap phasing shall be provided for the southbound right-turn movement at the intersection of Grant Line Road and Waterman Road.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services"

- Page 4.2-76, MM 4.2.5m shall be modified as follows:

"MM 4.2.5m

Right-turn overlap phasing shall be provided for the northbound right-turn movement at the intersection of Laguna Boulevard with West Laguna Springs Drive.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities ~~Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is not included in the Laguna South Public Facilities Fee Program. This improvement would require modification of the existing signal equipment and signal phasing. Environmental effects associated with this type of improvement are anticipated to be temporary air quality impacts. Implementation of this improvement would provide LOS C operation in both the a.m. and p.m. peak hours, reducing the impact to **less than significant.**"~~

- Page 4.2-76, MM 4.2.5n shall be modified as follows:

"MM 4.2.5n Right-turn overlap phasing shall be provided for the southbound right-turn movement at the intersection of Elk Grove and Franklin Boulevards.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services

~~This improvement is included in the Laguna South Public Facilities Fee Program. This improvement would require modification of the existing signal equipment and signal phasing. Environmental effects associated with this type of improvement are anticipated to be temporary air quality impacts. Implementation of this improvement would provide LOS D operation in both the a.m. and p.m. peak hours. This measure would eliminate the deficiency identified, reducing the impact to **less than significant.**"~~

- Page 4.2-77, MM 4.2.5o shall be modified as follows:

"MM 4.2.5o Right-turn overlap phasing shall be provided for the southbound right-turn movement at the Grant Line Road/Bradshaw Road intersection.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall

~~pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program to include this improvement and by the annexation of the Laguna Ridge Specific Plan into the LSPFFP.~~ Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: *Prior to approval of subsequent development projects*

Enforcement/Monitoring: *City of Elk Grove Development Services*

This improvement is ~~not included in the Laguna South Public Facilities Fee Program and~~ would not require additional right-of-way. Installation of a traffic signal was assumed constructed as part of the Grant Line Road widening identified MTP for 2025. This improvement would require modification of the signal equipment and signal phasing. Implementation of this improvement would provide LOS C in the a.m. peak hour and would result in a **less than significant** impact.”

- Page 4.2-79, MM 4.2.6a shall be modified as follows:

5:

“MM 4.2.6a The project shall contribute to the following improvement to I-

- Construction of one lane northbound between Hood Franklin Road and Elk Grove Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. ~~The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project’s financing program and/or plan.~~

Timing/Implementation: *Prior to approval of subsequent development projects*

Enforcement/Monitoring: *City of Elk Grove Development Services and Caltrans*

Improvements to the I-5 mainline are included in the Interim Roadway Fee Program

(Elk Grove Municipal Code Chapter 16.89) LSPFFP for local contribution to these improvements. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic flow, and water quality impacts. However, I5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Further, I-5 is under the jurisdiction of Caltrans and it is outside the City's jurisdiction to implement this improvement. Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined."

- Page 4.2-80, MM 4.2.6b shall be modified as follows:

5:

"MM 4.2.6b The project shall contribute to the following improvement to I-

- Construction of one lane southbound between Hood Franklin Road and Elk Grove Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Implementation of this improvement would provide LOS C operation in the p.m. peak hour on the identified segment of I5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic flow, and water quality impacts. Improvements to the I-5 mainline are included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) LSPFFP for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead

agency) submits the projects for inclusion into the MTP. Since I-5 is under the jurisdiction of Caltrans, it is outside the City's jurisdiction to implement this improvement. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined."

- Page 4.2-80, MM 4.2.6c shall be modified as follows:

5:

"MM 4.2.6c The project shall contribute to the following improvement to I-

- Construction of one lane northbound between Laguna Boulevard and Pocket Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.~~

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Implementation of this improvement would provide LOS D operation in the a.m. peak hour on the identified segment of I-5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic flow, and water quality impacts. Improvements to the I-5 mainline are included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) LSPFFP for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. Further, I-5 is under the jurisdiction of Caltrans and it is outside the City's jurisdiction to implement this improvement. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined."

- Page 4.2-81, MM 4.2.6d shall be modified as follows:

“MM 4.2.6d The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound between Laguna Boulevard and Pocket Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. ~~The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project’s financing program and/or plan.~~

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Implementation of this improvement would provide LOS C operation in the p.m. peak hour on the identified segment of I-5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic flow, and water quality impacts. Improvements to the I-5 mainline are included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) ~~LSPFFP~~ for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. Further, I-5 is under the jurisdiction of Caltrans and it is outside the City’s jurisdiction to implement this improvement. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined.”

- Page 4.2-81, MM 4.2.6e shall be modified as follows:

5:

“MM 4.2.6e The project shall contribute to the following improvement to I-

- Construction one lane northbound (approximately 0.25 miles) south of Hood Franklin Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code

Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Implementation of this improvement would provide LOS C operation in the p.m. peak hour on the identified segment of I-5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic flow, and water quality impacts. Improvements to the I-5 mainline are included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) LSPFFP for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. Further, I-5 is under the jurisdiction of Caltrans and it is outside the City's jurisdiction to implement this improvement. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined."

- Page 4.2-82, MM 4.2.6f shall be modified as follows:

"MM 4.2.6f The project shall contribute to the following improvement to I-5:

- Construction one lane southbound (approximately 0.25 miles) south of Hood Franklin Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project's financing program and/or plan.

Timing/Implementation: Prior to approval of subsequent

development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Implementation of this improvement would provide LOS C operation in the p.m. peak hour on the identified segment of I-5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Improvements to the I-5 mainline are included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) LSPFFP for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined.”

- Page 4.2-83, MM 4.2.6g shall be modified as follows:

“MM 4.2.6g The project shall contribute to the following improvement to I-5:

- Construction of one lane northbound between Elk Grove Boulevard and Laguna Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project’s financing program and/or plan.

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Service and Caltrans

Implementation of this improvement would provide LOS C operation in the a.m. peak hour on the identified segment of I-5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic, and water quality impacts. Improvements to the I-5 mainline are included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) LSPFFP for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not

currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. As I-5 is under the jurisdiction of Caltrans, it is outside the control of the City to implement this improvement. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined.”

- Page 4.2-83, MM 4.2.6h shall be modified as follows:

“**MM 4.2.6h** The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound between Elk Grove Boulevard and Laguna Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. ~~The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project’s financing program and/or plan.~~

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Implementation of this improvement would provide LOS C operation in the p.m. peak hour on the identified segment of I-5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic, and water quality impacts. Improvements to the I-5 mainline are included in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) LSPFFP for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. Further, I-5 is under the jurisdiction of Caltrans and it is outside the responsibility of the City to implement this improvement. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined.”

- Page 4.2-86, MM 4.2.7a shall be modified as follows:

“MM 4.2.7a The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound between Hood Franklin Road and Elk Grove Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities ~~Laguna South Public Facilities Fee Program by the annexation of the Laguna Ridge Specific Plan into the LSPFFP as well as through the project’s financing program and/or plan.~~

Timing/Implementation: Prior to approval of subsequent development projects

Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans

Implementation of this improvement would provide LOS C operation in the p.m. peak hour on the identified segment of I-5. This measure would eliminate the deficiency identified and, with construction of the improvement, the impact would be less than significant. Environmental impacts associated with this mitigation measure may include temporary air quality, noise, traffic, and water quality impacts. Improvements to the I-5 mainline are included in the LSPFFP for local contribution to these improvements. However, I-5 is a state highway facility and this improvement is not currently programmed in the Metropolitan Transportation Plan (MTP). Consequently, while this is a viable mitigation measure, the timing of this improvement is not known and will depend on when Caltrans (acting as the lead agency) submits the projects for inclusion into the MTP. Since I-5 is under the jurisdiction of Caltrans, it is outside the control of the City to implement this improvement. As such, this impact is considered to be **significant and unavoidable** until the timing of this improvement is determined.”

- Page 4.2-88, MM 4.2.8 shall be modified as follows:

“MM 4.2.8 Prior to the approval of tentative subdivision, parcel maps and subsequent development associated with land areas along Big Horn Blvd and Bruceville Road right-of-way for future light rail stations and lines at locations along either Big Horn Boulevard or Bruceville Road shall be dedicated based on consultation with the City of Elk Grove and Sacramento Regional Transit.

Timing/Implementation: Prior to approval of tentative subdivision parcel maps, and subsequent development.

Enforcement/Monitoring: City of Elk Grove Development Services and Sacramento Regional Transit"

Section 4.3

- RDEIR page 4.3-13, MM 4.3.1c is modified as follows:

"MM 4.3.1c The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph ~~when winds exceed 20 miles per hour.~~ This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.

Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD."

- RDEIR page 4.3-14, MM 4.3.1f is modified as follows:

"MM 4.3.1f This mitigation measure shall be implemented by all subsequent projects within the Laguna Ridge Specific Plan. An individual project *may be* exempt from the following mitigation if it is less than 20 acres in size and will generate less than 400 pounds per day of NO_x, as determined by SMAQMD and the City. All other projects (not meeting the two exemption criteria) will be required to implement the following measures."

- RDEIR page 4.3-18 is modified as follows:

"d. Building Components Measures: install lowest emitting commercially available fireplace (option of either natural gas fireplaces or wood burning fireplaces meeting the EPA Phase II certification standards for woodstoves); install Energy Star labeled roof materials; install category 5 wiring at phone outlets."

- RDEIR page 4.3-18 Air Quality Operational Impacts is modified as follows:

" 8. Measures to comply with the AQ-15 to be included in the Specific Plan document include the following:

- a. Bicycle/Pedestrian/Transit Measures: provide bicycle lockers and/or racks; provide an additional 20 percent of required Class I and Class II bicycle parking facilities; provide bicycle storage at apartment complexes or

condos without garages; the plan area is located within ½ mile of existing Class I or Class II bike lane and provides a comparable bikeway connection to that existing facility.

- b. Parking: provide electric vehicle charging facilities; provide preferential parking for carpool/vanpools.
- c. Mixed-Use: locate residential development, retail development, personal services, open space, and offices onsite or within ¼ mile; locate parks, school and civic uses within ¼ mile of neighborhoods.
- d. Building Components Measures: install lowest emitting commercially available fireplace; install Energy Star labeled roof materials; install category 5 wiring at phone outlets.
- e. Compliance with SMUD Advantage (Tier II) energy standards or any other energy efficiency package that is at least 25% more efficient than Title 24 standards for residential units. Non-residential buildings should achieve at least 10% greater efficiency than title 24."

Section 4.4

- RDEIR page 4.4-20, shall be modified as follows:

MM 4.4.1a Site preparation and construction activities shall be limited to between the hours of 6:00 A.M. to 8:00 P.M., Monday through Friday, and 7:00 A.M. to 8:00 P.M. on Saturday and Sunday (City of Elk Grove Noise Control Ordinance, Section #6.68.0909(e)). Furthermore, construction equipment maintenance shall be limited to the same hours. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all construction phases of the project.

Enforcement/Monitoring: City of Elk Grove Development Services

Section 4.5

- RDEIR page 2.0-51 shall be modified as follows:

MM 4.5.3a As part of ~~the subsequent applications for rezone request on non-participating properties to remove the "Reserve" overlay designation~~, the project applicant shall provide the City with a Phase I Site Assessment to determine whether ash or a former burn site is present on the subject property.

Timing/Implementation: Prior to acceptance of an application for subsequent projects on ~~for a rezone request to remove the "Reserve" overlay for non-participating properties designation~~ as complete.

Enforcement/Monitoring: City of Elk Grove Development

Services

Section 4.6

- RDEIR page 4.6-1, is modified as follows:

“Joining together as the “Water Forum,” these community ~~members~~ leaders from Sacramento along with water managers from Placer and El Dorado counties have agreed on principles to guide development of a regional water supply solution, and negotiated the *Water Forum Agreement*. The various stakeholders approved this agreement in April of 2000.

The Water Forum has ~~agreed to pursue~~ two coequal objectives:

- Provide a reliable and safe water supply for the region's economic health and planned development through to the year 2030; and
- Preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

The Sacramento County Water Agency (SCWA), a participant in the Water Forum, purveys water in seven separate retail service areas ~~within the unincorporated area~~. The SCWA retail service areas vary in size from as few as 30 connections in the smallest service area to more than 17,000 connections in the Laguna/Vineyard and Elk Grove service area. There are a total of approximately ~~20,000~~ 30,000 connections in the County retail service areas, of which approximately ~~19,000~~ 29,000 are residential customers.”

- RDEIR page 4.6-2, paragraphs is modified as follows:

“The SCWA is a public non-profit water purveyor governed by the SCWA Board of Directors (ex office of Sacramento County Board of Supervisors) ~~Sacramento County Board of Supervisors~~. As a water purveyor, SCWA may contract with the Federal Government under reclamation laws with the same powers as irrigation districts, and with the State of California and the Federal Government with respect to the purchase, sale, and acquisition of water. Under the 1952 Sacramento County Water Agency Act, the SCWA is authorized to create groundwater management zones to provide for the construction of conjunctive use facilities and for the collection of fees and charges to fund projects. As a result of this authority, SCWA formed the Zone 40 groundwater management zone. Zone 40 of the SCWA was formed to manage groundwater resources within the influence area of the Elk Grove cone-of-depression by providing for the acquisition, construction, maintenance, and operation of facilities for the production, treatment, transmission, distribution, conservation, and sale of ground and surface water within the zone.

In March 1999, the Sacramento County Water Agency expanded Zone 40 to include large areas (consistent with the General Plan Urban Service Boundary) in the southern part of Sacramento County, including the City of Elk Grove and the proposed project site. The expanded area boundary is illustrated in **Figure 4.6.1-**

1. Both supply and demand for these new growth areas are included in the *County/SCWA Purveyor Specific Agreement* contained in the *Water Forum Agreement*.

The SCWA has entered into a contract (PL 101-514) with United States Bureau of Reclamation (USBR) for the delivery of 22,000 acre-feet per year (AFY), "Fazio Water," of American River water, authorized by Public Law 101-514. Seven thousand AFY of the 22,000 AFY of water will be subcontracted to the City of Folsom. The remaining 15,000 AFY of the PL 101-514 water for SCWA use will be diverted at or near the mouth of the American River or from the Sacramento River. SCWA has also entered into a three party agreement-in-principle with SMUD and the City of Sacramento for the assignment to SCWA of 15,000 AFY of SMUD's existing contract with the USBR, to be diverted at or near the mouth of the American River or from the Sacramento River. The City of Sacramento treats the water and conveys it in its facilities ultimately to the Zone 40 system. Existing facilities are capable of diverting approximately 7,000 AFY; the City of Sacramento will make other improvements that will increase capacity to the full 15,000 AFY. ~~is developing a new diversion structure to pull the full 15,000 AFY.~~

SCWA and SMUD have also begun negotiations for purchase by the SCWA and assignment from SMUD of a second 15,000 AFY block of SMUD's USBR contract. A portion of the payments to SMUD from SCWA would be used to construct groundwater facilities that may be operated and maintained by SCWA. Groundwater from these wells would be available as an alternative supply for SMUD to meet increased demands in the drier and conference years as defined in the Purveyor Specific Agreement for SMUD (as presented in the *Water Forum Agreement*).

The proposed project would receive its water from Zone 40. Consistent with As reported in the *Water Forum Agreement*, to accommodate future demand of 117,600 AFY, Zone 40 would rely on a surface water supply consisting of 45,000 AFY of firm entitlement and 33,000 AFY of intermittent surface supplies (the intermittent supply is subject to reduction in the drier and driest years). The balance of the total demand would be met through the conjunctive use of groundwater supplies. The *Water Forum Agreement reports defines* a sustainable yield for the ~~groundwater~~ Central Basin of 273,000 AFY, of which approximately 155,000 would support agricultural uses and 117,600 AFY would support South County municipal and industrial use. Of the 117,600 AFY, an average of approximately 41,000 AFY would be available for use in Zone 40 over the long-term. Currently, 250,000 AFY of the 273,000 AFY sustainable yield is being drawn. Conjunctive use is the planned management and use groundwater, surface water, and recycled water in order to improve the overall reliability of a region's total water supply. For example, in wet years when surface water is plentiful, groundwater pumping may be reduced or eliminated and only surface water is used. The groundwater basin would be replenished in these wet years. In dry years when surface water is in short supply, the water that has been accumulating in the basin would be pumped for use and surface water diversions reduced or eliminated."

The *Water Forum Agreement* reports that the amount of groundwater used

would vary from approximately 95,100 AFY in the driest years decreasing to approximately 34,000 AFY in the wet years. In either scenario, the average amount of groundwater used over the long term would be less than the sustainable yield of 273,000 AFY. The project would increase the cumulative demand for water supplies. Under buildout conditions, the project's ultimate water demand would be approximately 7,063 AFY; however, 2,700 AFY would be used for irrigating the 471 acres of agricultural land currently existing in the Plan area. The project's ultimate ~~new~~ water demand, ~~which included~~ including both potable and recycled water sources) would be approximately 4,363 AFY. Of the 4,363 AFY, 1,016 AFY would be supplied through recycled water from the SRWWTP, leaving the ~~new ultimate potable~~ water demand for the Laguna Ridge Specific Plan Area at approximately 3,347 AFY, which is approximately ~~0.03~~ 3 percent of Zone 40's projected demand through 2030. Based on the above estimates and projections, adequate water supply would be available to serve the project and meet the Zone 40's projected water demands through 2030.

Additionally, development projects within the Urban Service ~~Area Boundary~~ cannot occur until agreements and financing for water supplies are in place. Each development project in the service area, including the proposed project (see mitigation measure MM 4.6.1.a), would be required to demonstrate water availability as part of the subdivision approval process Groundwater required to meet development demands in the LRSP area beyond historical agricultural use (2,700 AFY) would contribute to cumulative increases in groundwater production that may adversely affect flows on the Lower Cosumnes River. ~~Even if subsequent developments demonstrate water availability prior to the project approval, beyond the amount allowed under the Plan area's historical agricultural use (2,700 AFY), subsequent development of the Plan area would contribute to cumulative increases in groundwater production that may adversely affect flows on the Lower Cosumnes River."~~

- RDEIR page 4.6-5, the first paragraph is modified as follows:

"Groundwater is used to supplement surface supplies. The *Water Forum Agreement* (see Groundwater Management Element, p. 96) describes the way in which groundwater is, and will be, used in the region while maintaining the viability of that resource for both current and future users (i.e., without exceeding the "sustainable yield" of the groundwater basin). ~~The recommended estimated average annual sustainable yield of the south area (which includes the City of Elk Grove) is 273,000 AFY. The Water Forum Agreement defined the long-term average annual sustainable yield of the Central Basin (which includes the City of Elk Grove) as 273,000 AFY.~~"

- RDEIR page 4.6-5, the last paragraph is modified as follows:

"The Urban Water Management Planning Act was established by Assembly Bill 797 (AB 797) on September 21, 1983. Passage of this law was recognition by state legislators that water is a limited resource and a declaration that efficient water use and conservation would be actively pursued throughout the state. The law requires water suppliers in California, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than

3,000 acre-feet per year of water, to prepare and adopt a ~~specific plan~~ urban water management plan every five years which defines their current and future water use, sources of supply and its reliability, and existing conservation measures. The current SCWA Urban Water Management Plan (UWMP) was adopted in 2000. The UWMP 2000 serves as the *Urban Water Management Plan* for the SCWA and its primary water contractors, and describes the availability of water, water use, reclamation, and water conservation activities.”

- RDEIR page 4.6-8, third paragraph shall be modified as follows:

“The Baseline Report (existing conditions) used for the WFA and the current Sacramento County Water Agency (SCWA) Zone 40 Master Plan provided a basis for the WFA definition of a sustainable yield for each of the three Sacramento County groundwater basins. The WFA ~~defined~~ defines three groundwater sub basins underlying Sacramento County (North Area, Central Area, and the South Area) based on the hydraulic boundaries resulting from each of the river sources. The agreed upon long-term average annual limit (sustainable yield) for each of the three geographic sub-areas of the groundwater basin within Sacramento County: 131,000 acre-feet (AF) for the North Area (north of the American River); 273,000 AF for the Central Area (between the American and Cosumnes rivers); and 115,000 AF for the Galt Area (south of the Cosumnes River). Any proposed water supply project must ~~satisfy~~ recognize the sustainable groundwater ~~conditions~~ yields specified in the WFA for the 2030-projected level of development. Additionally, the WFA predicted that the projected pumping in the Central Area (273,000 AF/yr) would result in the cone of depression in the Elk Grove area stabilizing at approximately 50 feet below existing levels.”

- RDEIR page 4.6-9, is modified as follows:

“As stated above, the ~~WFA~~ WFSE is not a decision-making body and it holds no governing or regulatory authority. The recommendations of the ~~WFA~~ WFSE are forwarded to participating agencies for review and approval. ~~presented to the WFSE for review and approval and forwarded to the relevant agencies for implementation.~~”

- RDEIR page 4.6-13, last paragraph is modified as follows:

“The WFA defined three groundwater sub basins underlying Sacramento County (North Area, Central Area, and the South Area) on the hydraulic boundaries resulting from each of the river sources. The agreed upon long-term average annual limit (sustainable yield) for each of the three geographic sub-areas of the groundwater basin within Sacramento County: 131,000 acre-feet (AF) for the North Area (north of the American River); 273,000 AF for the Central Area (between the American and Cosumnes rivers); and 115,000 AF for the Galt Area (south of the Cosumnes River). Any proposed water supply project must satisfy the sustainable groundwater conditions specified in the WFA for the 2030-projected level of development. Additionally, the WFA predicted that the projected pumping in the Central Area (273,000 AF/yr) would result in the cone of depression in the Elk Grove area stabilizing at approximately 50 feet below existing levels.”

- RDEIR page 4.6-14, first paragraph is modified as follows:

~~“Projected water demand in the Zone 40 service area totals 113,100 AFY through in 2030. Surface water supplies for the area as reported in the *Water Forum Agreement* are anticipated to total up to 78,000 AFY. Of the estimated South County groundwater basin annual sustainable yield of 273,000 AFY, 41,000 AFY is planned to make up the balance of this demand. The Zone 40 WSMP (consistent with the WFA) defines an average annual surface water supply of 67,800 AF plus an average annual groundwater supply of 40,900 AF plus annual recycled water supply of 4,400 AF to meet this demand. As indicated in **Tables 4.6.1-2** and **4.6.1-3**, the ultimate water demand for the project would be 7,063 AFY. However, 2,700 AFY would be used for existing agricultural uses on site, bringing the project’s total new demand to 4,363 AFY. There would be additionally 1,016 AFY of recycled water used for irrigation, which would bring the final total demand to 3,347 AFY. The ultimate water demand in Zone 40 is 113,100 AFY; therefore, the project’s demand would be approximately 0.03 percent of Zone 40’s total demand through 2030. Consequently, adequate water supplies would be available to serve the proposed project along with current demand projections in Zone 40’s the service area.”~~

- RDEIR page 4.6-19, first paragraph is modified as follows:

~~“The project would be served by three groundwater treatment facilities (Poppy Ridge, Laguna Ridge, and Big Horn), each consisting of a series of six planned wells. The proposed locations of the three facilities are depicted on **Figure 4.6.1-4**. The Poppy Ridge Water Treatment Plant (PRWTP) is currently under design and the bid has been awarded. The construction completion date is estimated to be July 2004. ~~is not known at this time.~~ The Laguna Ridge Water Treatment Plant (LRWTP) is currently under design, and would be constructed and brought on line as future development within the Plan area occurs. The Big Horn Water Treatment Plan (BHWTP) would also be constructed within the Plan area and would replace the existing facilities north of Elk Grove Boulevard. The BHWTP would comply with future arsenic standards as well as serving future development south of Elk Grove Boulevard. It should be noted that the proposed water treatment facilities would also supply water to the East Franklin Specific Plan and Lent Ranch/ South Pointe service areas. The estimated water allocations for these areas are depicted on **Figure 7-4** in **Appendix 4.6**. Future developments within the Lent Ranch and South Pointe service areas are dependent on the construction of the LRWTP.”~~

- RDEIR page 4.6-22, first paragraph is modified as follows:

~~“As discussed in Section 4.7 (Hydrology and Water Quality), several recent studies (see **Appendix 4.7, Master Drainage Study**) have been conducted to identify the interactions between the Cosumnes River, the regional aquifer system, and regional groundwater levels. Usually there is some form of hydraulic connection between a river and the groundwater system (aquifer), which means that changes in pressure or stage in one system may have an effect on the other system and the exchange between the two. Base-flow is contributions to river~~

flow from the groundwater or aquifer system. A hydraulic disconnection means that the groundwater levels lie below the elevation of the river channel bottom for extended reaches of the river. Under hydraulic connection the river can receive flow contributions from the aquifer system and be a gaining or influent river or it can lose flow to the groundwater aquifer and be a losing or effluent river. Additionally, the pumping of groundwater may affect base flow contributions along various reaches of a river; thereby, influencing aquifer and river interactions.”

- RDEIR page 4.6-43, Section 4.6.4.1 1st paragraph, 2nd sentence Impact 4.2.4 is modified as follows:

“Fire protection service is provided to the project area by the Elk Grove Community Services District Fire Department. The Elk Grove Community Services District service area is supported by six fire stations, with the addition of Fire Station 76 at 8545 Sheldon Road (between SR-99 and Elk Grove-Florin Road) in 2002.”

- RDEIR pages 4.6 - 43 and 4.6 - 44, the bullets are revised as follows:
 - “Elk Grove Community Services District Fire Station 71 is located at 8760 Elk Grove Boulevard and is approximately 0.57 miles east of the plan area. This station maintains a minimum of five personnel, 24 hours a day. The primary equipment at this station includes a rescue pumper, grass unit, reserve structure pumper and a paramedic ambulance.
 - Elk Grove Community Services District Fire Station 72, located at 4011 Hood Franklin Road, #B, is being relocated to a site within the East Franklin Specific Plan area. This station will provide fire, swift water rescue, and emergency medical services. Minimum staff at this station will include three personnel, 24 hours per day. Primary equipment at this station will include water tender-pumper, grass unit, swift water rescue boat, and a reserve paramedic ambulance.
 - Elk Grove Community Services District Fire Station 73 is located at 9607 Bond Road, approximately 2.78 miles northeast of the plan area. This station provides fire, emergency medical and ambulance transport services. This station also maintains a minimum of five personnel, 24 hours per day. Primary equipment at this station includes a water-tender pumper, grass unit, and a paramedic ambulance.
 - Elk Grove Community Services District Fire Station 74 is located at 6501 Laguna Park Drive, approximately 0.74 miles northwest of the plan area. This station provides fire, rescue, emergency medical, and ambulance transport services. Minimum staffing at this station includes six personnel, 24 hours per day. Primary equipment at this station includes a 105-foot aerial ladder truck, urban interface combination grass/structure pumper, and a paramedic ambulance.

- Elk Grove Community Services District Fire Station 75 is located at 2300 Maritime Drive, approximately 3.35 miles northwest of the plan area. This station provides fire and emergency medical services. Minimum staff at this station includes three personnel, 24 hours a day. Primary equipment located at this station includes structure pumper, grass unit, heavy foam unit, and a breathing apparatus air compressor refill unit.
- Elk Grove Community Services District Fire Station 76 is located at 8545 Sheldon Road. This station provides fire and emergency medical services. Staff at this station includes three personnel, 24 hours per day. Primary equipment located at this station includes a structure pumper and grass unit.
- ~~Elk Grove Community Services Fire Station 76 is located at 8545 Sheldon Road. This station provides fire and emergency medical services. Staff at this station includes three personnel, 24 hours per day. Primary equipment located at this station includes a structure pumper and grass unit.~~
- Elk Grove Community Services District Fire Station 78 is proposed to be constructed approximately one mile southeast of the Plan Area on Kammerer Road in the vicinity of the Lent Ranch project. This station is not currently planned for construction for several years.”
- Page 4.6-48 is modified as follows:

“MM 4.6.4.2c Prior to approval of individual subdivision improvement plans, the water supply system plans for the subdivisions shall be reviewed by the City and Sacramento County Water Agency (SCWA) to ensure adequate fire flows for the project as specified by the EGCS D Fire Department.

Timing/Implementation: Prior to improvement plan approval

Enforcement/Monitoring: EGCS D and City of Elk Grove Development Services, Sacramento County water Agency (SCWA)”
- The following changes shall be made to pages 4.6-48 and 4.6-49 of the RDEIR:

"MM 4.6.4.2e Prior to approval of individual subdivision improvement plans, the project applicant shall demonstrate that all required roadways, water mains, fire hydrants, and fire flow necessary to serve the subdivision shall be provided prior to the existence of any combustible construction of storage and that the installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, meets the standards of the EGCSDFD and the Sacramento County Water Agency ~~water purveyor~~. The roadways shall be constructed to a 20-foot minimum width with an impervious surface to the satisfaction of the Elk Grove CSD and shall have good drainage.

Timing/Implementation: Prior to improvement plan approval

Enforcement/Monitoring: EGCSDFD, Sacramento County Water Agency, and City of Elk Grove Development Services"

- RDEIR page 4.6-49 is revised as follows:

"If the Elk Grove Community Services District Fire Department service area builds out consistent with the City's Draft General Plan and the Sacramento County General Plan, a significant impact on the current level of fire protection services provided by the District would occur unless the equipment and personnel resources were to increase proportionately. It is assumed that other projects proposed within the Elk Grove Community Services District Fire ~~District~~ Department would receive the same level of review as the proposed project. Assuming the City of Elk Grove supports the creation of similar infrastructure finance plans in its new growth areas and each future applicant pays the development fee in effect at the time their project is approved, then the level of fire protection service would increase to keep pace with the increased demands. Revenue generated by Elk Grove Community Services District property taxes and other revenue sources fund operational costs of the Fire Department. ~~sales tax to the City's and County's General Funds would be available to fund operational costs if so desired by the City Council and Board of Supervisors.~~ All development projects would be required to meet all Uniform Fire Code requirements, would pay development fees to cover their share of the infrastructure cost to provide facilities, equipment, and services, and would generate revenue to fund ongoing service, significant impacts to ongoing fire protection and emergency services would not be expected. Therefore, cumulative impacts to fire service would be **less than significant.**"

- RDEIR page 4.6-63, 2nd, 3rd and 4th paragraphs are modified as follows:

"Public parkland within the plan area would be conveyed to and maintained by Elk Grove Community Services District (EGCSDFD). The EGCSDFD maintains and operates 52 parks (524.44 acres of parkland) within the Community Services

District boundaries. Approximately ~~396.8~~ 453.57 acres of parkland exists within the City limits, which are maintained by either the EGUSD or the County. The District also administers 149 acres of medians and landscape corridors; for a total acreage administered by the District equaling 673.44. The EGUSD maintains a ratio of parkland to population of 5.0 acres per thousand persons. Overall, this ratio is exceeded within the City. However, the population density within the EGUSD service area is concentrated within a few benefit districts, so some districts operate at a parkland deficit relative to the desired parkland to population standard while others contain a large surplus. Most of these facilities are developed and contain amenities, such as children's play areas, play fields, turf and landscaping.

Elk Grove Regional Park is 122+ acres in size and is located less than one mile northeast of the plan area. The EGUSD owns 38 acres of this park while Sacramento County owns the remaining acreage, and the park is entirely administered by the EGUSD. This park is considered a district-wide community park. Park amenities and recreational facilities include turf and landscaped areas, tot lots/play areas, restrooms, softball fields, parking lot, water slide and youth center.

The second largest park within the City limits administered by the District is ~~of the parks~~ Kloss Park, which is approximately 22 acres in size. ~~and located approximately four miles northwest of the project site.~~ This park contains turf and landscape, tot lots, play areas, shelters, restrooms, soccer fields, softball fields, youth baseball fields, horseshoe pits and picnic areas. This park is considered to be a neighborhood park. There are also neighborhood parks closer to (within approximately two miles of) the project site, within the Hampton Village area and north of Elk Grove Boulevard.

County Parks

~~Elk Grove Regional Park is 122+127 acres in size and is located less than one mile northeast of the plan area. The EGUSD owns 38 acres of this park while Sacramento County owns the remaining acreage, and the park is entirely which is maintained and operated administered by the County EGUSD. This park is considered a district-wide community park. Park amenities and recreational facilities include turf and landscaped areas, tot lots/play areas, restrooms, softball fields, parking lot, water slide and youth center.~~

- RDEIR page 4.6-65, Analysis under Policy PRO-12 is modified as follows:

"See Policy PRO-~~6-5~~ above"

- RDEIR page 2.0-60 shall be modified as follows:

"MM 4.6.7.1 The project applicant shall meet the parkland requirement to provide for 5.0 acres of parkland per 1,000 people through parkland dedications within the LRSP area and/or the payment of in-lieu fees.

Timing/Implementation: ~~Prior to issuance of building permits—tentative map approval, and fees collected at building permit~~

Enforcement/Monitoring: ~~City of Elk Grove Development Services, Elk Grove Community Services District~~

- RDEIR page 4.6-67, The first sentence in the first paragraph under the heading Methodology is modified as follows:

“Evaluation of potential ~~fire~~ park service impacts of the proposed project was based on consultations with City staff and service providers, review of the Elk Grove General Plan and Zoning Code, and EGCSO requirements.”

- RDEIR page 4.6-68, 2nd paragraph, 3rd sentence is modified as follows:

“Currently, the Elk Grove Community Services District ~~Park—Parks District Department~~ standard for park acreage required to serve existing and new residents is 5.0 acres per 1,000 people.”

- Page 4.6-71, under: “Project Impacts and Mitigation Measures” is modified as follows:

“The proposed project is within the Sacramento Municipal Utility District (SMUD), which is the sole provider for electricity within the plan area. The proposed project would add approximately 7,826 additional residential customers to the SMUD service area. The additional customers would require approximately ~~23.7~~ 79 MW of electricity ~~(3,300 customers / 10 MW X 7,826 customers).~~”

Section 4.7

- RDEIR page 4.7-3, the following changes to ‘Groundwater Production’ are made:

Groundwater Production

Zone 40 of the Sacramento County Water Agency (SCWA), which provides wholesale water to an area that includes most of the cities of Elk Grove, Rancho Cordova and the Vineyard Community. Zone 40 pumps groundwater for municipal uses from the deeper aquifer to facilitate protection of private wells in the shallow aquifer. Zone 40 (including the majority of the Planning Area and the communities of Laguna, Vineyard and Rancho Cordova) pumps its groundwater for municipal uses from the deeper aquifer due to higher per well yields. The Zone 40 boundaries are depicted on Figure 4.12.4-3. The California-American Water Company (Cal-Am) and the Florin Resource Conservation District/Elk Grove Water Service (FRCD/EGWS) also obtain groundwater from the deeper aquifer. The well depths in the aquifer system are determined by the depth of permeable aquifer material and the quality of the ground water. Generally, municipal wells depths are usually ~~less~~ more than 500 feet deep in the Planning

Area. The greater depth of wells is a result of the low permeability of the sands in the unconfined aquifer and of highly mineralized water and water high in selenium in the upper parts of the aquifer system. Well yields of more than 1,000 gallons per minute are commonly obtainable throughout the aquifer system. The average yield of wells is approximately 800 gallons per minute, but yields as large as 4,000 gallons per minute have been recorded.

- RDEIR page 4.7-26, the following changes shall be made:

MM 4.7.3b Subsequent non-residential projects shall be required to locate all storage areas away from any drainage features and provide water quality control measures in storm drainage facilities such as grease and sediment traps, vegetative filters, and containment structures for hazardous materials. This requirement shall be reflected on site plans and improvement plans. Water quality control features shall be consistent with the City's NPDES permit (NPDES No. CAS082597).

Timing/Implementation: As a condition of ~~Prior to~~ approval of subsequent non-residential projects.

Enforcement/Monitoring: City of Elk Grove Public Works and Development Services

Section 4.8

- RDEIR, page 4.8-34, MM 4.8.7a and 4.8.7b are modified as follows:

Mitigation Measures

MM 4.8.7a As a condition of approval ~~Prior to the approval~~ of subsequent development (i.e., approval of improvement and construction plans), including offsite improvements, under the Plan, the project applicant shall mitigate the loss of Swainson's hawk foraging and/or nesting habitat by one of the following methods: the City of Elk Grove shall ensure that the following mitigation measures are fulfilled:

- Based on the results of the survey identified in Mitigation Measure MM 4.8.8b, the project applicant shall mitigate the loss of Swainson's hawk foraging and/or nesting habitat by the following methods: participating in the City of Elk Grove Swainson's Hawk Impact Mitigation Fees Ordinance or other methods determined acceptable to CDFG, if active nests are identified between one and ten miles of the project site. Preserve 1.0 acre of similar habitat for each acre lost due to project implementation. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City

~~of Elk Grove. If active nests are identified within one mile of the project site, the project applicant and City shall consult with CDFG regarding the appropriate amount of acreage compensation, which may include participation in the City of Elk Grove Swainson's Hawk Impact Mitigation Fees Ordinance and/or additional foraging habitat preservation requirements.~~

- Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the CDFG that includes the preservation of Swainson's hawk foraging habitat.
- Mitigate impacts in compliance with Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

Compliance with this mitigation measure may be fulfilled in combination with the implementation of Mitigation Measure MM 4.1.1 if the CDFG determines that farmland preserved under MM 4.1.1 also qualifies as suitable Swainson's hawk foraging habitat.

Timing/Implementation: Prior to approval of improvement and construction plans.

Enforcement/Monitoring: City of Elk Grove Development Services and CDFG.

MM 4.8.7b

Prior to any and all subsequent construction activities in the plan area, a Swainson's hawk nest survey shall be conducted. The nest survey shall be conducted during the Swainson's hawk breeding season (March 15 – August 31) and within 30 days of construction activities for a one 1/2-mile radius of the project site. In addition, a survey of the project site and areas within 500 feet of the project site shall be conducted once in April and once in May. If active Swainson's hawks nests are found within ½ mile of a construction site, the applicant shall consult with the Department of Fish and Game and a qualified biologist shall be retained by the City and funded by the project applicant and clearing and construction shall be postponed or halted until additional nesting attempts no longer occur. If a nest tree is found on the subsequent project site prior to construction and is proposed for removal, then appropriate permits from CDFG shall be obtained and mitigation implemented pursuant to CDFG guidelines.

Timing/Implementation: Prior to construction activities and throughout project construction.

Enforcement/Monitoring: City of Elk Grove Development Services and CDFG.

Section 4.10

- RDEIR page 4.10-9 shall be modified as follows:

MM 4.10.1a Prior to ~~the approval~~ subsequent approvals on non-participating properties to rezone of any rezone request to remove the "Reserve" overlay designation from any property, a detailed cultural resources field survey of the subject property shall be conducted by the City and funded by the project applicant. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, California Register of Historic Resources and/or National Historic Preservation Act. Mitigation methods to be employed include, but are not limited to, the following:

- Redesign of the subsequent development project to avoid the resource. The resource site shall be deeded to a non-profit agency to be approved by the City for maintenance of the site.
- If avoidance is determined infeasible by the City, then the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If the City determines capping infeasible, then the resource shall be excavated and recorded to appropriate standards.

Timing/Implementation: Prior to ~~approval~~ of subsequent approvals on non-participating properties rezone request

Enforcement/Monitoring: City of Elk Grove Development Services

- RDEIR page 4.10-11 shall be modified as follows:

MM 4.10.2 Prior to ~~the approval~~ subsequent approvals on non-participating properties of any rezone request to remove the "Reserve" overlay designation on the properties that include the buildings at 8533 and 8551 Poppy Ridge Road, a detailed evaluation of the historical significance of the structures at the two sites listed above shall be conducted by the City and funded by the project applicant. If the evaluation is negative (i.e., not historically significant), no further mitigation is required.

If the evaluation determines that the two sites are historically

significant, the subsequent development project shall be redesigned to avoid the building site(s). The building site(s) will be deeded to a non-profit agency to be approved by the City for the maintenance of the site(s). If avoidance is determined to be infeasible by the City, all required documentation (in addition to the items above) shall be conducted in accordance with appropriate standards:

- The development of a site-specific history and appropriate contextual information regarding the particular resource; in addition to archival research and comparative studies, this task could involve limited oral history collection;
- Accurate mapping of the noted resources, scaled to indicate size and proportion of the structures;
- Architectural description of affected structures;
- Photo documentation of the designated resources, both in still and video format;
- Recordation of measured architectural drawings, in the case of specifically designated buildings of higher architectural merit; and
- Any historical significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum.

These buildings shall be preserved and relocated off-site.

*Timing/Implementation: ~~Prior to approval~~ subsequent
approvals on non-
participating properties ~~rezone~~
~~request for properties~~
associated with 8533 and 8551
*Poppy Ridge Road**

Enforcement/Monitoring: City of Elk Grove
Development Services

Section 4.11

- RDEIR page 4.11, the following corrections apply:

TABLE 4.11-1
GENERAL PLAN LAND USE AND SCENIC ELEMENT POLICY CONSISTENCY

General Plan Policies	Consistency with General Plan	Analysis
POLICY LU-32: Reduce the unsightly appearance of overhead and aboveground utilities.	Yes	The Laguna Ridge Specific Plan requires that all new electrical and telecommunication services, excluding primary transmission (<u>69Kv, 115 Kv and up</u>) lines and substations, be installed underground. <u>Overhead 12 Kv lines serve rural areas.</u> The guidelines and standards for utilities further require the "undergrounding" of existing overhead facilities to the extent practical. <u>If a district or developer wishes to underground the lines, they would be responsible for the difference in cost between standard overhead and undergrounding cost.</u>

Section 5.0

- RDEIR, modifications are made to the following Mitigation Measures and can be found in Section 4.2: "MM4.2.2k, MM4.2.3a, MM4.2.3b, MM4.2.3c, MM4.2.3d, MM4.2.3e, MM4.2.3f, MM4.2.4a, MM4.2.4b, MM4.2.5a, MM4.2.5b, MM4.2.5c, MM4.2.5d, MM4.2.5e, MM4.2.5f, MM4.2.5g, MM4.2.5h, MM4.2.5i, MM4.2.5j, MM4.2.5k, MM4.2.5l, MM4.2.5m, MM4.2.5n, MM4.2.5o, MM4.2.6a, MM4.2.6b, MM4.2.6c, MM4.2.6d, MM4.2.6e, MM4.2.6f, MM4.2.6g, MM4.2.6h, MM4.2.7a, MM4.2.7b, MM4.2.8."
- RDEIR page 5.0-47, first paragraph under Fire Protection Services is modified as follows:

"The South Laguna Public Facilities Fee Program would provide for the financing of fire and emergency services infrastructure for new development."
- RDEIR page 5.0-47, second paragraph under Fire Protection Services/Cumulative Impacts and Mitigation Measures is modified as follows:

"If the Elk Grove Community Services District Fire Department service area builds out consistent with the City's Draft General Plan and the Sacramento County General Plan, a significant impact on the current level of fire protection services provided by the District would occur unless the equipment and personnel resources were to increase proportionately. It is assumed that other projects proposed within the Elk Grove Community Services District Fire ~~District~~ Department would receive the same level of review as the proposed project. Assuming the City of Elk Grove supports the creation of similar infrastructure

finance plans in its new growth areas and each future applicant pays the development fee in effect at the time their project is approved, then the level of fire protection service would increase to keep pace with the increased demands. Revenue generated by Elk Grove Community Services District property taxes and other revenue sources fund operational costs of the Fire Department. ~~sales tax to the City's and County's General Funds would be available to fund operational costs if so desired by the City Council and Board of Supervisors.~~ All development projects would be required to meet all Uniform Fire Code requirements, would pay development fees to cover their share of the infrastructure cost to provide facilities, equipment, and services, and would generate revenue to fund ongoing service, significant impacts to ongoing fire protection and emergency services would not be expected. Therefore, cumulative impacts to fire service would be **less than significant.**"

Section 7.0

- RDEIR, Section 7.0 modifications are made to the following Mitigation Measures and can be found in Section 4.2: "MM4.2.1b, MM4.2.2d, MM4.2.2e, MM4.2.2k, MM4.2.3a, MM4.2.3b, MM4.2.3c, MM4.2.3e, MM4.2.3f, MM4.2.5b, MM4.2.5c, MM4.2.5d, MM4.2.5e, MM4.2.5f, MM4.2.5g, MM4.2.5h, MM4.2.5i, MM4.2.5j, MM4.2.5k, MM4.2.6a, MM4.2.6b, MM4.2.6c, MM4.2.6d, MM4.2.6e, MM4.2.6f, MM4.2.6g, MM4.2.6h, MM4.2.7a, MM4.2.7b."

APPENDICES

Appendix 1

Phase One Environmental Site Assessment, Easley Trust Property and Saca-Bilby Property

**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**

**APN 132-0050-031-000
EASLEY TRUST PROPERTY**

SACRAMENTO COUNTY, CALIFORNIA

SUBMITTED

TO

TREASURE HOMES

ROSEVILLE, CALIFORNIA

PREPARED

BY

ENGEO INCORPORATED

PROJECT NO. 5812.5.001.01

FEBRUARY 26, 2003

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Project No.
5812.5.001.01

February 26, 2003

Mr. Jim Bayless
Treasure Homes
601 Commerce Drive, Suite 140
Roseville, CA 95678

SUBJECT: APN 132-0050-031-000
Easley Trust Property
Sacramento County, California

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

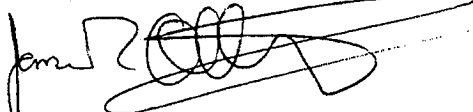
Dear Mr. Bayless:

ENGEO Incorporated is pleased to present our Phase One Environmental Site Assessment of the Easley Trust Property, located in Elk Grove, Sacramento County, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings regarding the properties.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Very truly yours,

ENGEO INCORPORATED


James R. Ollerton
Staff Geologist

Reviewed by:

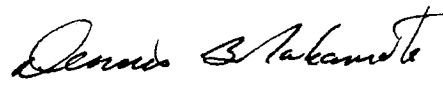

Shawn Munger, REA II
Principal

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1.0 INTRODUCTION

Treasure Homes retained ENGEO Incorporated (ENGEO) to perform a Phase One Environmental Site Assessment on the Easley Trust Property (APN 132-0050-031-000) (Property). The Property encompasses approximately 27.7 acres located in Elk Grove, Sacramento County, California.

Reviews of aerial photographs and available historical records revealed the Property and nearby properties have been used for cattle grazing, rural residential properties, and feed crop production.

The records research did not find documentation of soil or groundwater impairments arising from the historic use of the Property. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge within the Property.

Based on the findings of this assessment, ENGEO identified the following potential environmental concerns associated with the Property:

We observed six 55-gallon drums located within the Property. Four of these drums are located on a concrete slab. The slab under these drums is stained. We recommend that all six drums be collected for appropriate disposal. We also recommend that when the concrete slab is removed, is stained soil is observed, then soil samples be collected to determine the extent of the soil contamination.

We observed on 500-gallon aboveground fuel storage tank within the Property. We observed that this tank is most likely empty. We recommend that this tank is removed and properly disposed. We recommend that one soil sample be collected from beneath this tank.

ENGEO Incorporated has performed a Phase One Environmental Site Assessment in general conformance with the scope and limitations of ASTM 1527-00 and according to our contract dated January 21, 2003. This assessment revealed no evidence of recognized environmental conditions in connection with the Property

2.0 PURPOSE AND SCOPE

2.1 Purpose of Phase One Environmental Site Assessment

The purpose of this Phase One Environmental Site Assessment is to identify recognized environmental conditions associated with the Property. As defined in the American Society for Testing and Materials (ASTM) Standard Practice E1527-00, a Recognized Environmental Condition (REC) is “the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the Property.”

2.2 Detailed Scope of Services

The scope of services performed includes the following:

- A review of publicly available and practically reviewable standard local, state and federal environmental record sources.
- A review of several publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A review of previous environmental reports prepared for the Property.
- A reconnaissance of the Property.
- Interviews with knowledgeable private and public sector officials.
- Preparation of this report with our findings and conclusions.

2.3 Significant Assumptions

The following assumptions were made during preparation of this report as well as the opinions and conclusions contained herein.

1. Past uses of the Property are limited to rural residential and irrigated cattle pasture.
2. The top of the shallowest aquifer is approximately 100 feet below ground surface (State of California, Department of Water Resources Web Site, www.dwr.water.ca.gov, State Well #06N05E10B001M).

2.4 Limitations and Exceptions of Assessment

ENGEO Incorporated strives to perform its services in a proper and professional manner with reasonable care and competence; however, our work product depends on information provided to us by others. The recommendations and conclusions presented in this report are based on the findings of our study, which were developed in part from the contracted services. The findings of the report are based on contracted database research, out-of-house reports, our observations, and personal communications. ENGEO Incorporated assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document shall not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO Incorporated. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase one environmental site assessment are typically valid for 180 days after completion of the report, particularly with regard to the regulatory database files. In some instances the shelf life of the report can be less.

This Phase One Environmental Site Assessment is not intended to represent a soil or groundwater characterization. This assessment does not verify the presence of soil or groundwater contamination and does not define the depth or extent of any contamination that may be present within the Property. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples is required if more definitive information concerning site-specific conditions is desired. If additional assessment activities are conducted on the Property and if other entities are retained to provide such services, ENGEO shall be held harmless for any and all claims arising from or resulting from the performance of such services by other persons or entities, and from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect new information that becomes available after this report.

2.5 Special Terms and Conditions

ENGEO Incorporated has prepared this report for the exclusive use of our Client, Treasure Homes. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the Client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for PCBs, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's work. Visual observations referenced in this report are intended only to represent site conditions at the time of the site visit. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage, which occurred subsequent to the site reconnaissance conducted by ENGEO personnel.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property consists of approximately 27.7 acres located at 7445 Bilby Road in Elk Grove, Sacramento County, California (Figure 1). The site is identified as APN 132-0050-031-000.

3.2 Site and Vicinity Characteristics

The Property elevation is ± 29 feet above mean sea level (msl) and generally slopes from northeast to southwest (USGS, 1980) (Figure 3). The Property consists of a rural residential home with out-building, and a combination of recently disced and fallow agricultural land. According to the *Geologic Map of the Late Cenozoic Deposits of the Sacramento Quadrangle*, Department of the Interior U.S. Geological Survey, 1985 compiled by Edward J. Helley and David S. Harwood, the geologic formation mapped at the site is the Lower Member of the Riverbank Formation. The Lower Member of the Riverbank Formation consists of red semi-consolidated gravel, sand, and silt. According to the California Department of Water Resources, the depth to groundwater in the vicinity of the Property is approximately 100 feet below the ground surface.

3.3 Current Use of Property/Description of Site Improvements

The Property consists a two-story rural residential structure with attached 2-car garage, a built-in pool, two storage sheds, one barn, a small orchard, fallow agriculture land, and a "Vietnamese" farmers market garden. Pole mounted power lines run north to south and east to west along the eastern and southern boundaries of the Property respectively.

3.4 Current Uses of Adjoining Properties

The adjoining properties to the east consist of agriculture production land used for dry land farming. The adjoining properties to the south and west include irrigated pasture and rural residential properties. The adjoining properties to the north consist of a dirt road trending east to west and open space.

4.0 RECORDS REVIEW

4.1 Historical Record Sources

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that may be sources or result in conditions that would cause a recognized environmental condition to exist on the Property.

4.1.1 Chain of Title/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. However, laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources. A title report was provided for review in Appendix C.

The title to APN 132-0050-031-000 is vested in the Easley Trust. We were not provided with a chain-of-title for the Property.

4.1.2 Historical Topographic Maps

Historical USGS 7.5 Minute Quadrangle Topographic Maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. ENGEO reviewed the USGS 7.5 Florin Quadrangle Maps dated 1909, 1947, 1953, 1968, 1975, and 1980.

The 1909-1953 maps shows that the Property is undeveloped, Bilby Road is shown extending east to west along the southern boundary of the Property. Bruceville Road is noted trending north to south approximately 1/4-mile west of the Property. These roads are not named on the 1909 and 1947 maps. The 1909 and 1947 maps show an east-west trending dirt road running near the northern boundary of the Property. None of the other maps show this dirt road. On the 1909 and 1947 maps, Bilby Road is shown extending approximately 1 mile east of Bruceville Road, then turning south. All later maps show Bilby Road ending near the southeast corner of the Property.

The 1968 map shows one structure within the Property. The 1975 map shows two additional structures within the Property.

The maps dated 1909 and 1947 show four structures located within a 1/4-mile of the Property. The maps dated 1953, 1968, 1975, and 1980 show five buildings within the properties along the southern boundary of the Property. The maps dated 1953, 1968, 1975, and 1980 show between seven and fourteen buildings in place approximately 1/4-mile west of the Property. The maps dated 1968, 1975, and 1980 show eight wells located approximately 1/4-mile of the Property. The maps dated 1975 and 1980 show six buildings located within the properties along the western boundary of the Property. The map dated 1980 shows a seasonal pond located adjacent to the northwest corner of the Property.

4.1.3 Fire Insurance Maps

Environmental Data Resources, Inc. (EDR) provided a search for Sanborn Fire insurance maps covering the Property and surrounding properties. No Sanborn maps were located for the Property.

4.1.4 Aerial Photographs

We reviewed the following aerial photographs for information regarding past conditions and land use at the Property and in the immediate vicinity.

PHOTOGRAPH NUMBER	DATE
11-4	2001
81081-3-96	1981
4-91	1961

1961: The property appears undeveloped. There are several buildings located on parcels neighboring the southwestern corner of the Property.

1981: Three buildings appear near the southwestern corner of the Property. A possible fence line is observed running approximately east to west on the north side of one of the buildings. The remainder of the Property appears unchanged. Four additional buildings appear on the properties neighboring the southwestern corner of the Property. A large pond is observed west of the northwest corner of the Property.

2001: Two small structures are observed near the center of the northern ½ of the Property. A dirt road is observed running north to south through the center of the northern portion of the

Property. The northern portion of the Property appears to be divided into approximately 14 separate fields of variable size. These fields appear to be cultivated.

4.1.5 Other Local Agency Records

We contacted the Sacramento County Agriculture Commissioners Office about past uses and pesticide applications to the Property. The results of the inquiries can be found in Section 6.0-Interviews, of this report.

4.2 **Environmental Record Sources**

Environmental Data Resources Inc. (EDR) performed a search of local, state and federal agency databases regarding the subject parcel and known contaminated sites in the immediate vicinity. The databases searched are presented and described below.

Appendix A provides the EDR report. EDR did not list the parcels comprising the property in the databases searched. The EDR report did not identify any locations within 1-mile of the Property where hazardous materials/waste are generated, stored, or have been released from underground storage tanks.

4.2.1 Federal Record Sources

The following is a summary of federal databases reviewed by EDR:

- NPL – National Priority List – The National Priority List (Superfund) identifies over 1,200 sites for priority cleanup under the Superfund program.
- Proposed NPL Sites – Provides a list of sites that are under consideration for inclusion on the NPL.

- CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System – CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priority List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.
- CERCLIS-NFRAP – CERCLIS No Further Remedial Action Planned – As of February 1995, CERCLIS sites designated “No Further Remedial Action Planned” (NFRAP) has been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.
- CORRACTS – Corrective Action Report – CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
- RCRIS – Resource Conservation and Recovery Information System – RCRIS includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).
- ERNS – Emergency Response Notification System – ERNS records and stores information on reported releases of oil and hazardous substances.
- BRS – Biennial Reporting System – A national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.
- CONSENT – Superfund (CERCLA) Consent Decrees – Major legal settlements that establish responsibility and standards for cleanup at NPL sites.
- ROD – Records of Decision – ROD documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.
- DELISTED NPL – National Priority List Deletions – Sites deleted by EPA in accordance with 40 CFR 300.425(e) where no further response is appropriate.
- FINDS – Facility Index System/Facility Identification Initiative Program Summary Report – FINDS contains both facility information and “pointers” to other sources that contain more detailed information.

- HMIRS – Hazardous Materials Information Reporting System – HMIRS contains hazardous material spill incidents reported to the Department of Transportation (DOT).
- MLTS – Material Licensing Tracking System – MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites that possess or use radioactive materials and are subject to NRC licensing requirements.
- MINES – Mines Master Index File – Provides a list of sites that have been subjected to mining activity.
- NPL Liens – Under authority granted by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability.
- PADS – PCB Activity Database System – PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activities.
- RAATS – RCRA Administrative Action Tracking System – RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. Please note data entry of administrative actions was discontinued after September 30, 1995.
- TRIS – Toxic Chemical Release Inventory System – TRIS identifies facilities that release chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
- TSCA – Toxic Substances Control Act – TSCA identifies manufacturers and importers of chemical substances included on the SCA Chemical Substance Inventory List.
- FTTS – FIFRA/TSCA Tracking System, and FTTS INSP – FTTS tracks administrative cases and pesticide enforcement actions and compliance related to FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act), TSCA, and EPCRA (Emergency Planning and Community Right-to Know Act).

4.2.1.1 Property

The Property is not listed on any of the above databases.

4.2.1.2 Other Properties

No facilities are identified within the appropriate ASTM search distance of the Property.

4.2.2 State Record Sources

The following is a summary of state databases reviewed by EDR.

- AWP – Annual Workplan Sites – Identifies known hazardous substance sites targeted for cleanup.
- CAL-SITES – Contains potential or confirmed hazardous substance release properties.
- CHMIRS – California Hazardous Materials Information Reporting System – Contains information on reported hazardous materials incidents.
- CORTESE – “Cortese” Hazardous Waste and Substances Sites List – Listed sites are designated by the State Water Resources Control Board (LUST), the Integrated Waste Board (SWF/LF), and the Department of Toxic Substances Control (Cal-Sites).
- NOTIFY 65 – Proposition 65 Records – Contains facility notifications regarding known releases that could impact drinking water and thereby expose the public to a potential health risk.
- TOXIC PITS – Toxic Pits Cleanup Act Sites – Identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.
- SWF/LF (SWIS) – Solid Waste Information System – Active, closed and inactive landfills.
- WMUDS/SWAT – Waste Management Unit Database – Used by State Water Resources Control Board staff and Regional Water Quality Control Boards for program tracking and inventory of waste management units.
- LUST – Leaking Underground Storage Tank Information System – Contains an inventory of reported leaking underground storage tank incidents.
- CA BOND EXP. PLAN – Bond Expenditure Plan – A site-specific expenditure plan used as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. This has been superseded by the Annual Work Plan (AWP).

- CA UST – Active UST Facilities – A list of active UST facilities gathered from local regulatory agencies.
- CA FID UST – Facility Inventory Database – An historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board.
- HIST UST – Hazardous Substance Storage Container Database – A historical listing of UST sites.
- AST – Above-ground Petroleum Storage Tank Facilities – Registered above-ground storage tanks.
- CLEANERS – Dry Cleaner Facilities – A list of dry cleaner facilities that have EPA ID numbers. Specific criteria for the subject facilities warrant inclusion on this database.
- CA WDS – Waste Discharge System – Sites that have been issued waste discharge requirements.
- DEED – List of Deed Restrictions – A database of deed-restricted properties maintained by DTSC.
- HAZNET – Hazardous Waste Information System – Facility and manifest data regarding hazardous waste shipments.

4.2.2.1 Property

The Property is not listed on any of the above databases.

4.2.2.2 Other Properties

No facilities are identified within the appropriate ASTM search distance of the Property.

4.2.3 Local Record Sources

The EDR reviewed the Sacramento County Master List. This database maintained by the Sacramento County Environmental Health Department; the list includes sites from the underground tank and hazardous waste generator programs.

4.2.3.1 Property

The Property is not listed on any of the above databases.

4.2.3.2 Other Properties

No facilities are identified within the appropriate ASTM search distance of the Property.

5.0 SITE RECONNAISSANCE

5.1 Methodology

ENGEO conducted a site reconnaissance on January 28, 2003. Mr. Ray Patterson, one of the historic owners of the Property, accompanied ENGEO personnel during the reconnaissance. The Property was visually reviewed for evidence of materials storage, staining or discoloration of surface soil, debris, stressed vegetation, or other conditions that may be indicative of chemical discharges, and the presence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 5.

5.2 General Site Setting

The Property consists of approximately 27.7 acres located at 7445 Bilby Road in Elk Grove, Sacramento County, California (Figure 1). The property consists of APN 132-0050-031-000. Our research indicates that Property was historically used as an irrigated cattle pasture. We observed that the Property has recently been disced in preparation for crop planting.

5.3 Observations

The Property is relatively level and occupied by four buildings, a small orchard, one below ground swimming pool, and agriculture production land. We observed that the Property was substantially the same as observed during our review of historic maps and aerial photographs.

The buildings located on the Property were all of wood frame construction. One of the buildings was a house, one was a barn, and two were storage sheds. We did not observe the interior of the house or the shed located adjacent to the east side of the house.

The shed adjacent to the east side of the house was locked. Observations of the shed interior through windows found power yard equipment, wood working tools, and chain saws. On shelves, we observed paint thinner, spray paint, 1-gallon paint cans, and other containers. On the floor, we observed four plastic 5-gallon fuel containers. The floor of the shed appeared to be a concrete slab.

Pole mounted power lines were observed running north to south and east to west along the east and south sides of the Property respectively. Along these power lines, we observed six pole mounted power transformers. Each of these transformers has a blue sticker affixed indicating that they did not contain PCB cooling oils.

The orchard located within the Property and southeast of the house contained approximately twelve trees consisting of apple trees, quince, peach trees, and lemon trees. In the midst of this orchard, we observed a small pile of tree trimmings.

The interior of the barn has six stables. The barn was currently being used for general use storage of items such as a lawn tractor and various towed farm equipment. Along the exterior of the southeast corner of the barn, we observed one metal 55-gallon drum being used as a trash can.

The northern half of the property was fallow and recently disced. A small portion of the northern half of the Property was being cultivated using hand-farming techniques. This area being cultivated was covered by approximately 1-acre of vegetables.

Three water detention basins exist within the Property. Adjacent to each of these detention basins, we observed a large quantity of PVC piping lying on the ground. Adjacent to the detention basin located near the mid-point of the eastern Property boundary, a small gas powered pump was set up to pump water out of the detention basin, into the vegetable garden. . An agriculture production well is located near the northeast corner. This well feeds the piping leading to the detention basins. At the base of the well pump, we observed a concrete pad covered in a coating of dust and hydraulic oil. By scratching the surface of the dirt, we observed that the hydraulic oil staining was approximately ½-inch thick.

An unlined irrigation ditch exists extending east to west and north to south along the north and west boundaries. Within these ditches and near the northwest corner of the property, we observed a rainbow colored sheen on the water within the ditch. Floating in the water, we also observed three plastic 1-quart motor oil containers with no lids in place.

Near the mid-point of the northern Property boundary, we observed a wooden shack measuring 15 feet by 8 feet. The shack contained cardboard boxes of harvested vegetables.

A wood-frame shed is located west of the barn. We observed the interior of this shed to contain yard maintenance equipment, grass seed, grass fertilizer, two metal 1-gallon cans of 2, 4-D weed killer, one plastic 1-quart container of diazinon, and one plastic 5-gallon container of gasoline. We observed that the floor of the shed consisted of a concrete slab.

Immediately west of this shed, we observed a concrete pad with a dog pen and chicken pen. A wooden 55-gallon drum rack is located on the pad, which is collapsing. We observed three drums in the rack and one standing upright on the concrete slab. By tapping on the sides of the drums on the rack, we observed that one of the drums is empty while the other two are partially full. We observed some staining on the concrete slab beneath the drums. We observed that the drum standing upright on the concrete slab had the cap removed from the lid. One drum had the cap removed, with oil noted to within 6 inches of the top. None of these drums were labeled.

Adjacent to the drum rack, we observed a 500-gallon aboveground fuel storage tank on a wooden stand. The tank appeared empty. No soil staining or distressed vegetation under this tank.

Approximately 50 feet north of the aboveground fuel tank, we observed one empty 55-gallon metal drum with a hand crank fuel pump attached. The drum was unlabeled with no apparent staining or distress vegetation at its base.

An additional drum was observed approximately 50 feet west of the southwest corner of the house. The drum was unlabeled and full of an unidentified liquid.

5.4 Adjoining Properties

Adjoining properties were viewed from the Property. We observed that the properties surrounding the Property primarily consist of rural residential properties, irrigated cattle pasture, and feed crops.

6.0 INTERVIEWS

We interviewed Ms. Debbi Thompson, Senior Inspector for the Sacramento County Agriculture Commissioners Office (SCACO). Ms. Thompson stated that the historic agricultural use for the Property is limited to irrigated pasture for cattle grazing. Ms. Thompson stated that it is unlikely that pesticides were applied to the Property. Ms. Thompson stated that there are no records on file to indicate that there are any pesticides currently being applied on the Property. Ms. Thompson stated that SCACO retains pesticide records for two years.

We interviewed Mr. Ray Patterson, the former owner of the Property. Mr. Patterson is the father-in-law of the current owner, Mr. Glenn Easley. Mr. Patterson stated that the structures on the Property were built in approximately 1968. Mr. Patterson stated that the Property is serviced by two wells, one for the house and the other for agricultural uses. He indicated that electric

pumps have always powered these wells. Mr. Patterson stated that the wells are each approximately 200 feet deep and drilled in approximately 1968. The former owner indicated the house uses a septic tank with leach field. Mr. Patterson stated that this tank is located approximately 50 feet west of the house with the leach field leading further west. Mr. Patterson stated that historically, cattle have grazed the Property and hay/oats have been grown periodically. He stated that currently a portion of the Property is being lease by a group of farmers cultivating "Vietnamese vegetables" made for sale in San Francisco markets.

7.0 FINDINGS

Historic uses of the Property are limited to rural residential, cattle grazing, and periodic hay/oat cultivation.

The buildings presently located within the Property were constructed in approximately 1968. During this period, construction materials typically included lead based paint and asbestos containing building materials (ACBM). We recommend that a licensed asbestos abatement company be retained to conduct a survey to determine the potential presence of lead based paints and ACBM.

Mr. Patterson, the former owner of the Property stated that there is a septic tank and leach field located west of the house located on the Property. We recommend that this septic tank and leach field be removed under permit from the Sacramento County Environmental Management Department.

We observed two wells within the Property. The first well, a domestic water well and the second, an agriculture production well. We recommend that these well either be upgraded for future use or properly abandoned prior to any site grading activities.

8.0 CONCLUSIONS

Reviews of aerial photographs and available historical records revealed the Property and nearby properties have been used for cattle grazing, rural residential properties, and feed crop production.

The records research did not find documentation of soil or groundwater impairments arising from the historic use of the Property. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge within the Property.

Based on the findings of this assessment, ENGEO identified the following potential environmental concerns associated with the Property: –

We observed six 55-gallon drums located within the Property. Four of these drums are located on a concrete slab. The slab under these drums is stained. We recommend that all six drums be collected for appropriate disposal. We also recommend that when the concrete slab is removed, is stained soil is observed, then soil samples be collected to determine the extent of the soil contamination.

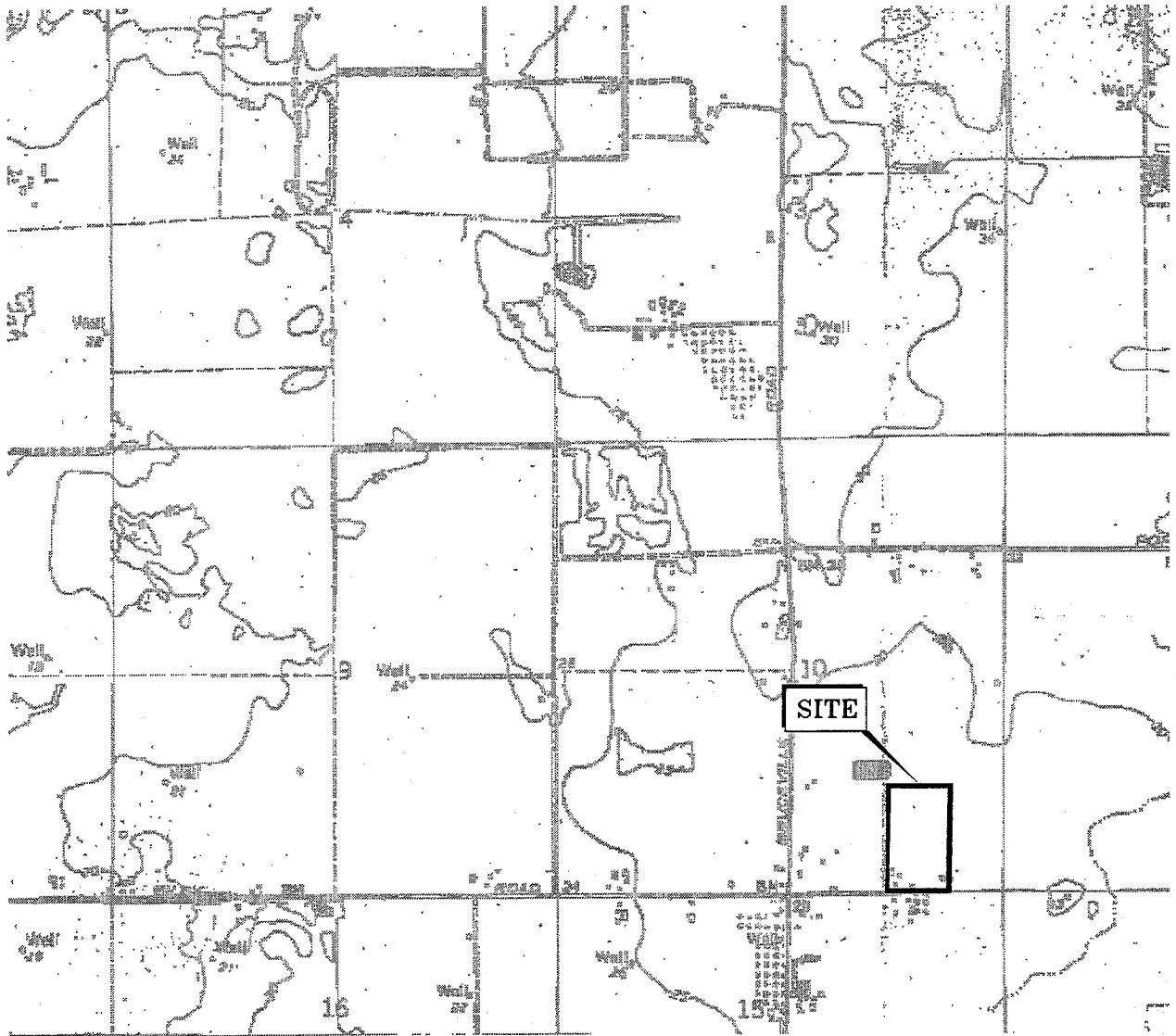
We observed on 500-gallon aboveground fuel storage tank within the Property. We observed that this tank is most likely empty. We recommend that this tank is removed and properly disposed. We recommend that one soil sample be collected from beneath this tank.

ENGEO Incorporated has performed a Phase One Environmental Site Assessment in general conformance with the scope and limitations of ASTM 1527-00 and our Agreement dated January 21, 2003 regarding the Property. This assessment revealed no evidence of recognized environmental conditions in connection with the Property.

LIST OF FIGURES

Figure 1	Site Vicinity Map
Figure 2	Assessor's Parcel Map
Figure 3	Topographic Map
Figure 4	Site Map
Figure 5	Site Photographs

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BASE MAP SOURCE: U.S.G.S.



TOPOGRAPHY MAP
EASLEY TRUST PROPERTY PSA
HLK GROVE, CALIFORNIA

PROJECT NO.: 5812.5.001.01

DATE: JANUARY 2003

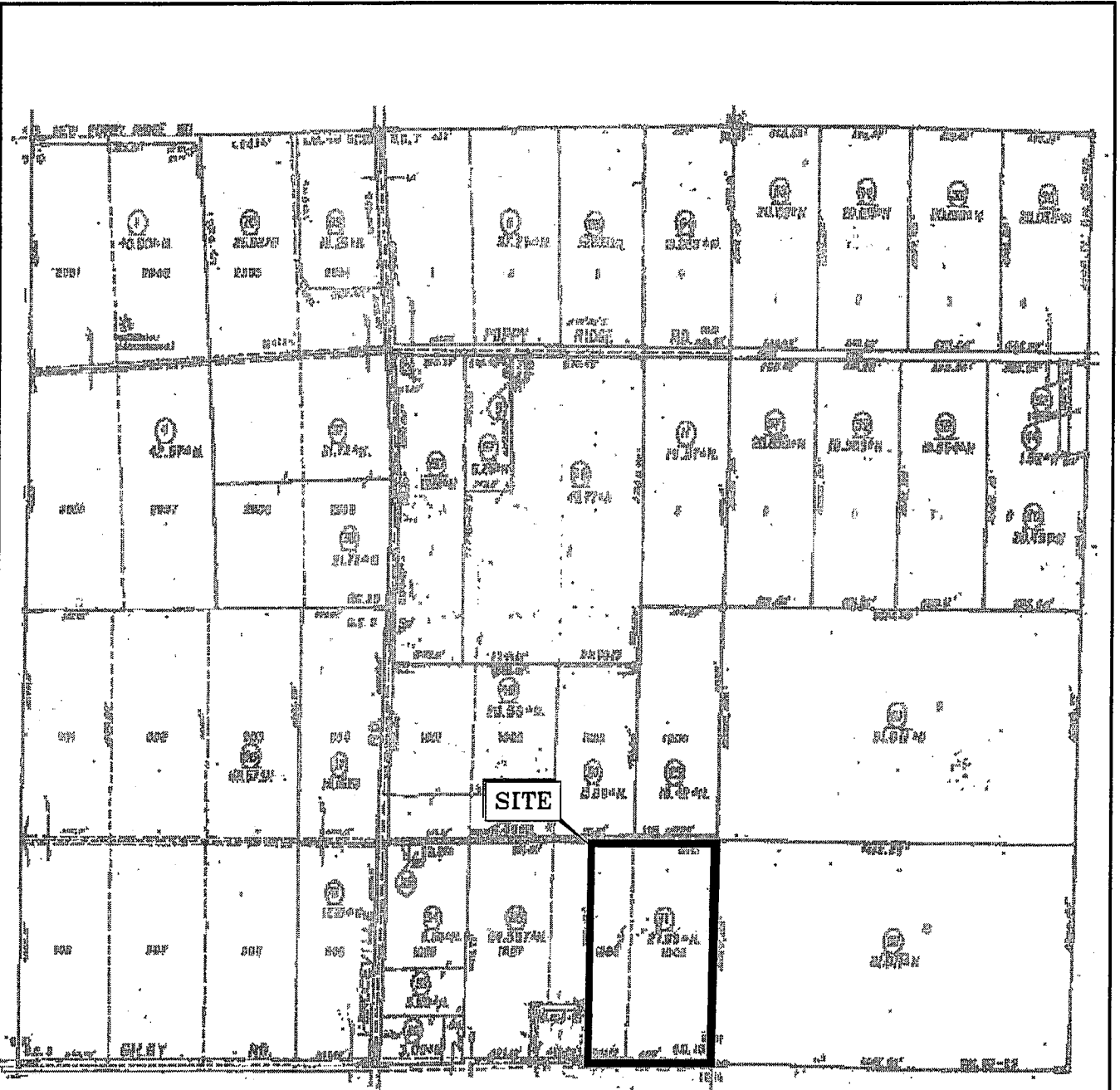
DRAWN BY: DLE

CHECKED BY:

FIGURE NO.

3

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NO SCALE

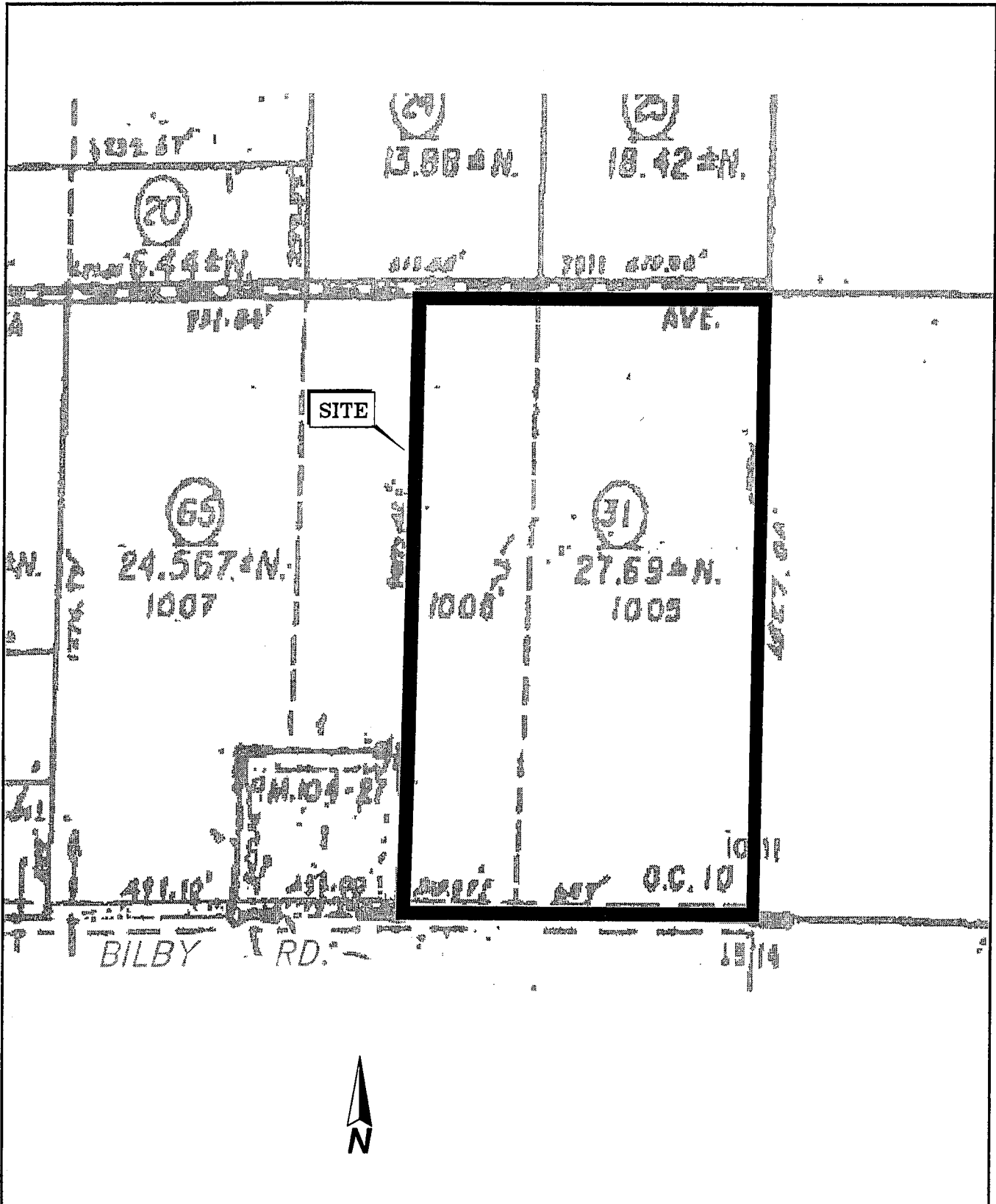
ENGEO
INCORPORATED
EXCELLENT SERVICE SINCE 1971

ASSESSOR'S MARCEL MAP
EASLEY TRUST PROPERTY PSA
BLK GROVE, CALIFORNIA

PROJECT NO.: 5812.5.001.01
DATE: JANUARY 2003
DRAWN BY: DLE CHECKED BY:

FIGURE NO.
2

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BASE MAP SOURCE: ASSESSOR'S OFFICE

NO SCALE

ENGEO
 INCORPORATED
 EXCELLENT SERVICE SINCE 1971

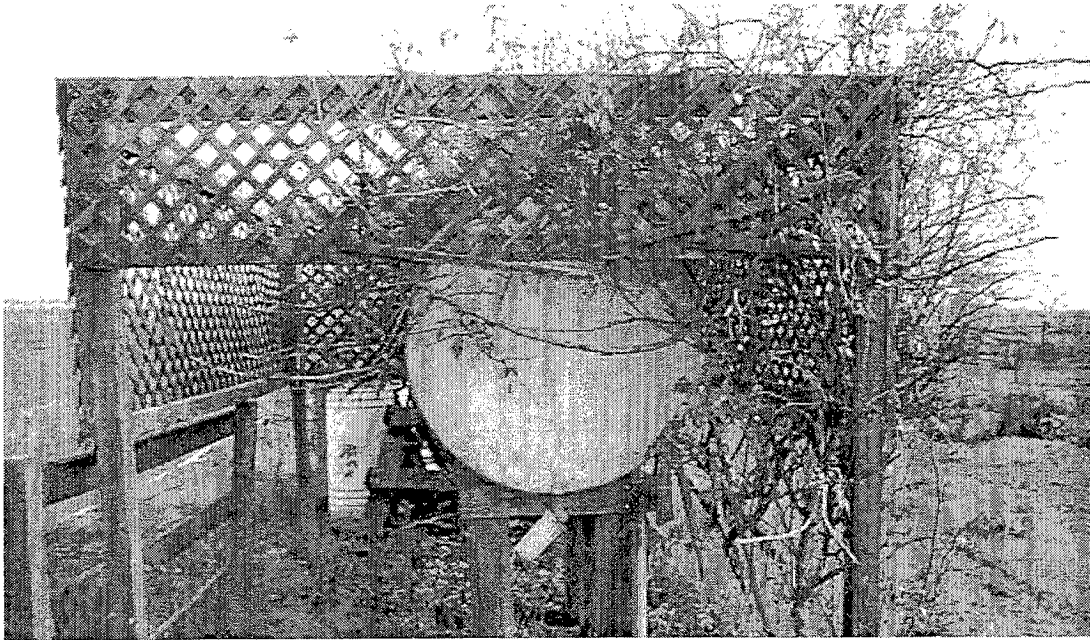
SITE MAP
 EASLEY TRUST PROPERTY PSA
 ELK GROVE, CALIFORNIA

PROJECT NO.: 5812.5.001.01
 DATE: JANUARY 2003
 DRAWN BY: DLE CHECKED BY:

FIGURE NO.

4

FIGURE 5
Property Photographs



Pictured above is the aboveground fuel storage tank observed north of the house located within the Property.

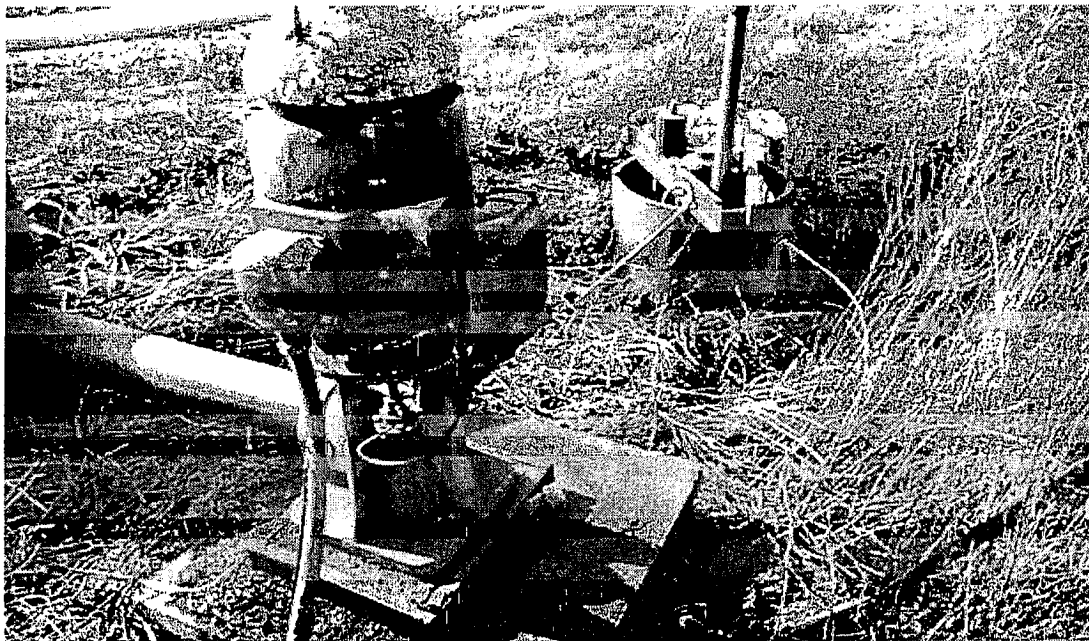


Pictured above is the collapsing drum rack observed north of the house located within the Property.

FIGURE 5
Property Photographs



Pictured above is a shelf containing fertilizers and pesticides. This shelf is located within the storage shed located west of the barn.



Pictured above is well pump observed within the Property and near the northeast corner.

APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report
Radius Map Report



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Bryan C. Yates

Engeo

631 Commerce Drive

Roseville, CA 95678

1013989DEC

916-786-8883

Order Date: 1/28/2003 **Completion Date:** 01/28/2003

Inquiry #: 917449.2S

P.O. #: NA

Site Name: Easley Trust Property

Address: 7445 Bilby Road

City/State: Elk Grove, CA 95758

Cross Streets: Bruceville Road

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

All maps provided pursuant to a Sanborn® Map Report are currently reproducible of fire insurance maps owned or licensed by Environmental Data Resources, Inc. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE WHATSOEVER. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE WITH RESPECT TO THE REPORT, THE MAPS, THE INFORMATION CONTAINED THEREIN, OR THE RESULTS OF A SEARCH OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. Environmental Data Resources, Inc. assumes no liability to any party for any loss or damage whether arising out of errors or omissions, negligence, accident or any other cause. In no event shall Environmental Data Resources, Inc., its affiliates or agents, be liable to anyone for special, incidental, consequential or exemplary damages.

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The EDR Radius Map with GeoCheck[®]

**Easley Trust Property
7445 Bilby Road
Elk Grove, CA 95758**

Inquiry Number: 0917449.1r

January 28, 2003

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

7445 BILBY ROAD
ELK GROVE, CA 95758

COORDINATES

Latitude (North): 38.380100 - 38° 22' 48.4"
Longitude (West): 121.410000 - 121° 24' 36.0"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 638881.8
UTM Y (Meters): 4248979.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2438121-D4 FLORIN, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites
Cal-Sites..... Calsites Database
CHMIRS..... California Hazardous Material Incident Report System
Cortese..... "Cortese" Hazardous Waste & Substances Sites List

EXECUTIVE SUMMARY

Notify 65	Proposition 65 Records
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDS/SWAT	Waste Management Unit Database
LUST	Leaking Underground Storage Tank Information System
CA BOND EXP. PLAN	Bond Expenditure Plan
UST	List of Underground Storage Tank Facilities
VCP	Voluntary Cleanup Program Properties
INDIAN UST	Underground Storage Tanks on Indian Land
CA FID UST	Facility Inventory Database
HIST UST	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

Sacramento Co. CS	CS - Contaminated Sites
AST	Aboveground Petroleum Storage Tank Facilities
CLEANERS	Cleaner Facilities
CA WDS	Waste Discharge System
DEED	List of Deed Restrictions
CA SLIC	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET	Hazardous Waste Information System
Sacramento Co. ML	ML - Regulatory Compliance Master List

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas	Former Manufactured Gas (Coal Gas) Sites
-----------------------	--

BROWNFIELDS DATABASES

VCP	Voluntary Cleanup Program Properties
------------------	--------------------------------------

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

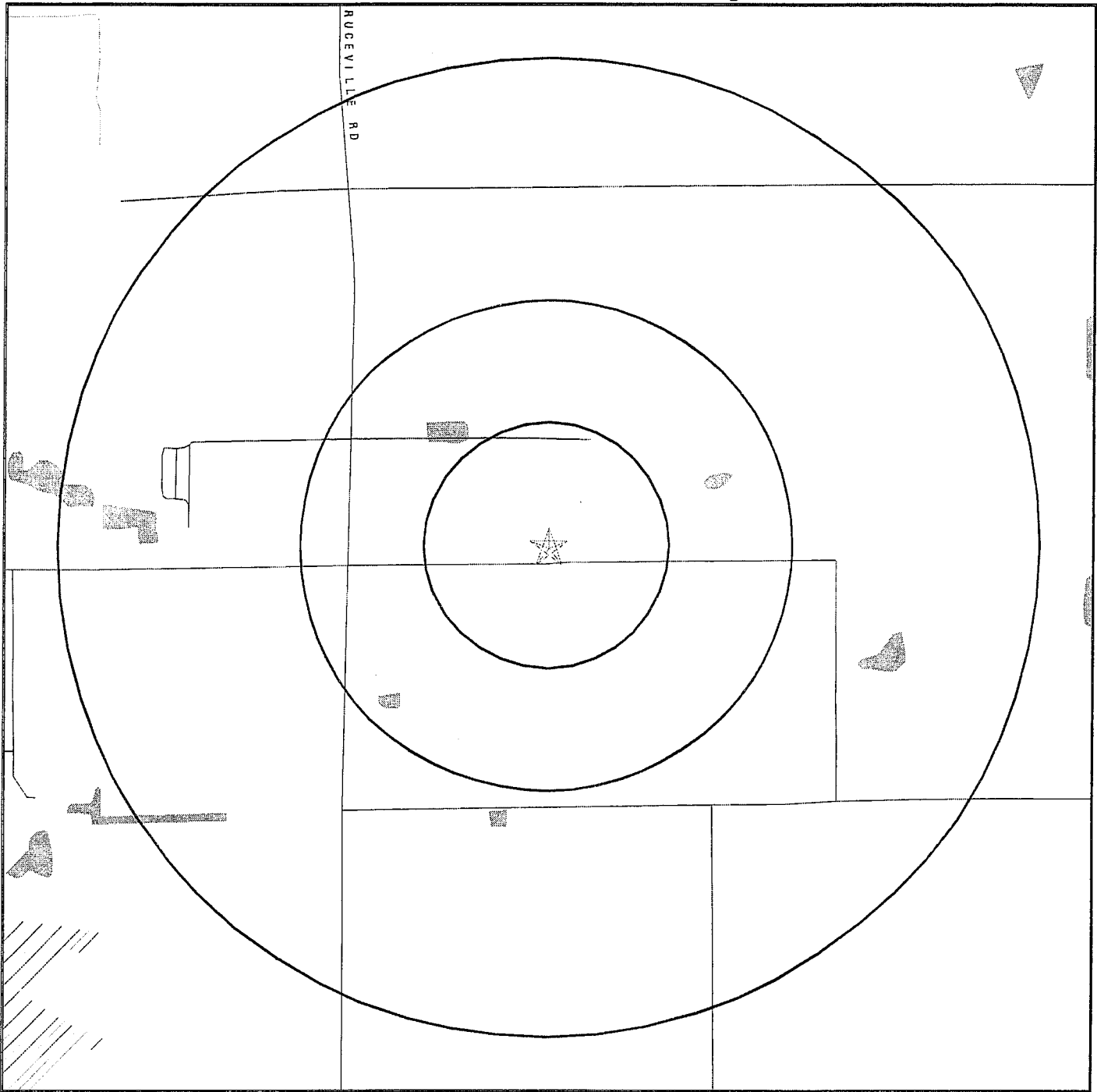
Site Name

Database(s)

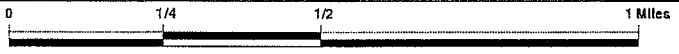
ARLENE HEIN ELEMENTARY SCHOOL
QUAIL RIDGE ELEMENTARY #40
LAGUNA STONELAKE ELEMENTARY #34
P G & E

Cal-Sites
Cal-Sites
Cal-Sites
HAZNET

OVERVIEW MAP - 0917449.1r - Engeo

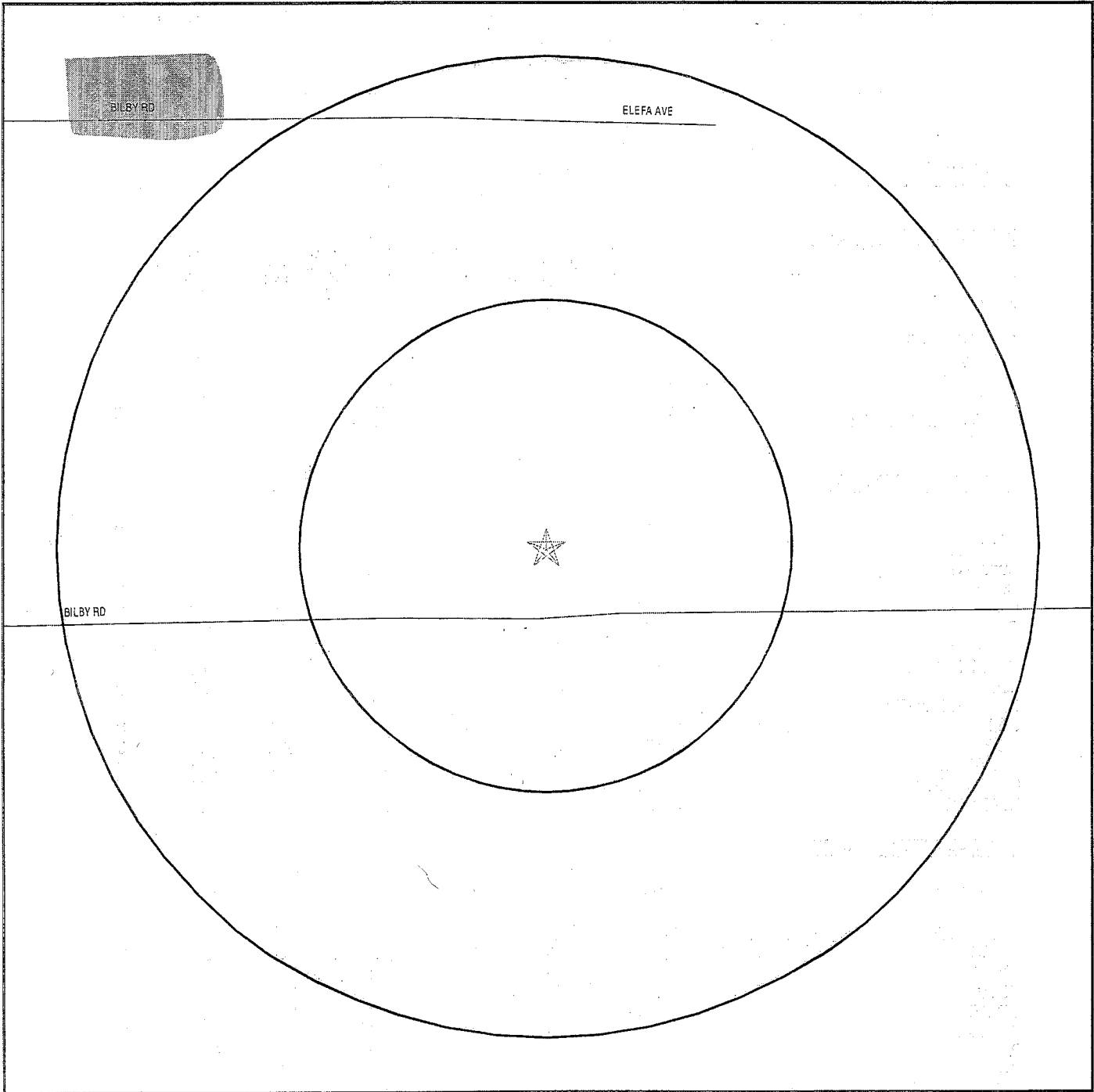


- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▩ Landfill Sites
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▧ 500-year flood zone
- ▩ Wetlands
- ▩ Areas of Concern



TARGET PROPERTY: Easley Trust Property ADDRESS: 7445 Bilby Road CITY/STATE/ZIP: Elk Grove CA 95758 LAT/LONG: 38.3801 / 121.4100	CUSTOMER: Engeo CONTACT: Bryan C. Yates INQUIRY #: 0917449.1r DATE: January 28, 2003 9:37 am
--	---

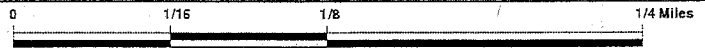
DETAIL MAP - 0917449.1r - Engeo



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ♣ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ Wetlands

▨ Areas of Concern



TARGET PROPERTY: Easley Trust Property
 ADDRESS: 7445 Bilby Road
 CITY/STATE/ZIP: Elk Grove CA 95758
 LAT/LONG: 38.3801 / 121.4100

CUSTOMER: Engeo
 CONTACT: Bryan C. Yates
 INQUIRY #: 0917449.1r
 DATE: January 28, 2003 9:37 am

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FCTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
Sacramento Co. CS		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST		TP	NR	NR	NR	NR	NR	0
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
HAZNET		0.250	0	0	NR	NR	NR	0
Sacramento Co. ML		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
----------	--	-------	---	---	---	---	----	---

BROWNFIELDS DATABASES

VCP		0.500	0	0	0	NR	NR	0
-----	--	-------	---	---	---	----	----	---

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELK GROVE	S105628812	ARLENE HEIN ELEMENTARY SCHOOL	BELLATERRA DRIVE/ TERRAZZO DRIVE	95758	Cal-Sites
ELK GROVE	S105628798	QUAIL RIDGE ELEMENTARY #40	BILBY ROAD/EAST FRANKLIN SPECIFIC PLAN	95758	Cal-Sites
ELK GROVE	S104573703	P G & E	SE CRNR OF ELK GROVE BLVD/HWY 5 1 MI	95758	HAZNET
ELK GROVE	S104549126	LAGUNA STONELAKE ELEMENTARY #34	LOT F/LAGUNA STONELAKE	95758	Cal-Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA
Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/24/02
Date Made Active at EDR: 12/09/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02
Elapsed ASTM days: 35
Date of Last EDR Contact: 11/04/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Source: EPA
Telephone: N/A

Date of Government Version: 10/24/02
Date Made Active at EDR: 12/09/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02
Elapsed ASTM days: 35
Date of Last EDR Contact: 11/04/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA
Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/13/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02
Elapsed ASTM days: 20
Date of Last EDR Contact: 12/26/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA
Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/13/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02
Elapsed ASTM days: 20
Date of Last EDR Contact: 12/26/02

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/29/02
Date Made Active at EDR: 12/26/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/15/02
Elapsed ASTM days: 72
Date of Last EDR Contact: 12/09/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 12/26/02

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 10/28/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/03
Date of Next Scheduled EDR Contact: 04/07/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/10/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/10/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/03/03
Date of Next Scheduled EDR Contact: 03/31/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/20/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 01/21/03
Date of Next Scheduled EDR Contact: 04/21/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 10/04/02
Date Made Active at EDR: 10/23/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 10/07/02
Elapsed ASTM days: 16
Date of Last EDR Contact: 01/06/03

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 11/21/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/09/02
Elapsed ASTM days: 37
Date of Last EDR Contact: 12/09/02

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/01
Date Made Active at EDR: 01/15/03
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 12/02/02
Elapsed ASTM days: 44
Date of Last EDR Contact: 11/25/02

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information

Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 10/28/02

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board

Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 01/20/03

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 11/04/02

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/16/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/17/02
Elapsed ASTM days: 29
Date of Last EDR Contact: 12/17/02

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 12/10/02

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-341-5740

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/11/02
Date Made Active at EDR: 09/03/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/18/02
Elapsed ASTM days: 47
Date of Last EDR Contact: 01/08/03

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA UST:

UST: Active UST Facilities

Source: SWRCB

Telephone: 916-341-5700

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/17/02

Date Made Active at EDR: 02/12/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/21/02

Elapsed ASTM days: 22

Date of Last EDR Contact: 01/08/03

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/10/02

Date Made Active at EDR: 10/23/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/14/02

Elapsed ASTM days: 9

Date of Last EDR Contact: 01/06/03

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

Date of Government Version: N/A

Date Made Active at EDR: N/A

Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A

Elapsed ASTM days: 0

Date of Last EDR Contact: N/A

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5700

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-341-5712

Registered Aboveground Storage Tanks.

Date of Government Version: 11/20/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02

Date of Next Scheduled EDR Contact: 02/03/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control
Telephone: 916-225-0873

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes:
power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries
and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and
garment services.

Date of Government Version: 03/18/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/10/03
Date of Next Scheduled EDR Contact: 04/07/03

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 09/16/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

DEED: List of Deed Restrictions

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe
exposures to hazardous substances and wastes.

Date of Government Version: 10/04/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year
by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately
350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain
some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 11/12/02
Date of Next Scheduled EDR Contact: 02/10/03

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 11/26/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/05/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/31/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/12/02
Date of Next Scheduled EDR Contact: 02/10/03

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700

Kern County Sites and Tanks Listing.

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 10/28/02
Database Release Frequency: Varies

Date of Last EDR Contact: 11/21/02
Date of Next Scheduled EDR Contact: 02/17/03

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-607-2239

Date of Government Version: 11/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 05/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 08/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 08/29/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/29/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 08/06/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/30/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/22/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/26/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 10/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/05/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/27/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/10/03

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/31/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/09/03
Date of Next Scheduled EDR Contact: 04/07/03

SAN FRANCISCO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 12/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 12/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 10/28/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 07/23/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 01/03/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 12/20/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/16/02
Date of Next Scheduled EDR Contact: 03/17/03

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/16/02
Date of Next Scheduled EDR Contact: 03/17/03

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 11/29/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 07/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/02
Date of Next Scheduled EDR Contact: 01/13/03

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/13/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 10/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 07/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 11/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 08/09/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 01/02/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 10/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 07/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 12/02/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/13/03

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/18/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 10/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 07/19/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 06/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 03/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

STATE OF CALIFORNIA BROWNFIELDS DATABASES RECORDS

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/10/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®]- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

EASLEY TRUST PROPERTY
7445 BILBY ROAD
ELK GROVE, CA 95758

TARGET PROPERTY COORDINATES

Latitude (North):	38.380100 - 38° 22' 48.4"
Longitude (West):	121.410004 - 121° 24' 36.0"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	638881.8
UTM Y (Meters):	4248979.5

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2438121-D4 FLORIN, CA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General SW

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
SACRAMENTO, CA

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 0602620320D

Additional Panels in search area: 0602620450C

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
FLORIN

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Status: Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era:	Cenozoic	Category: Stratified Sequence
System:	Quaternary	
Series:	Quaternary	
Code:	Q (decoded above as Era, System & Series)	

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

*©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: silt loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic conductivity, wet state high in the profile. Depth to water table is 3 to 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 6.50 Min: 5.60
2	16 inches	19 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COURSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 7.30 Min: 6.10
3	19 inches	28 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.06 Min: 0.01	Max: 7.80 Min: 6.10
4	28 inches	60 inches	indurated	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00
5	60 inches	70 inches	stratified	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 0.20 Min: 0.06	Max: 7.80 Min: 6.10

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: clay
sandy loam
clay loam
loam
silty clay

Surficial Soil Types: clay
sandy loam
clay loam
loam
silty clay

Shallow Soil Types: clay loam
clay
silty clay loam
loam
indurated

Deeper Soil Types: cemented
silty clay loam
clay loam
sandy loam
sandy clay loam
weathered bedrock

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID

WELL ID

LOCATION
FROM TP

No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

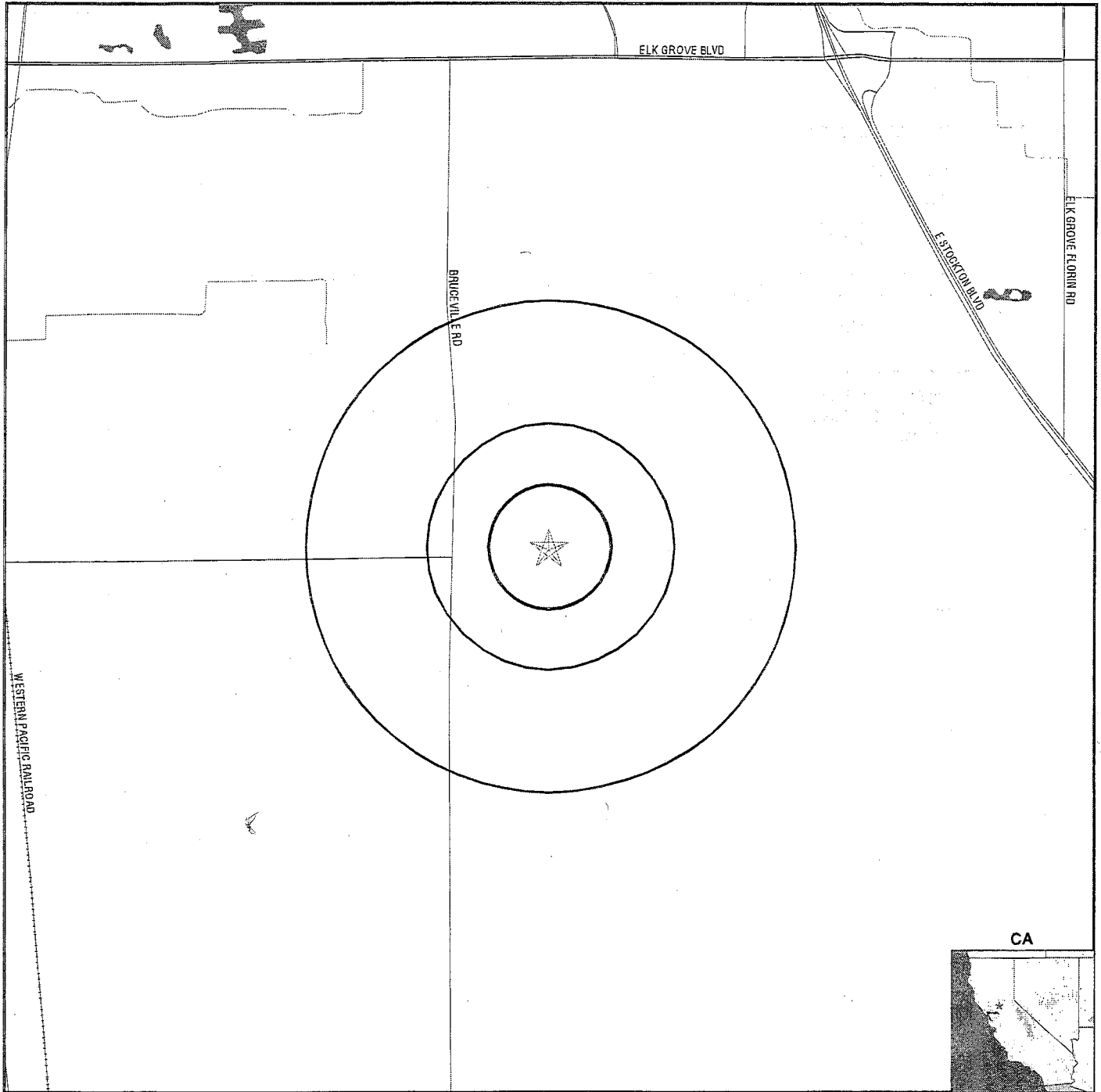
MAP ID

WELL ID

LOCATION
FROM TP

No Wells Found

PHYSICAL SETTING SOURCE MAP - 0917449.1r



- | | |
|--|--|
| County Boundary | 0 1/2 1 2 Miles |
| Major Roads | Earthquake epicenter, Richter 5 or greater |
| Contour Lines | Closest Hydrogeological Data |
| Earthquake Fault Lines | Oil, gas or related wells |
| Water Wells | |
| Public Water Supply Wells | |
| Groundwater Flow Direction | |
| Indeterminate Groundwater Flow at Location | |
| Groundwater Flow Varies at Location | |
| Cluster of Multiple Icons | |

No contour lines were detected within this map area.

TARGET PROPERTY: Easley Trust Property ADDRESS: 7445 Bilby Road CITY/STATE/ZIP: Elk Grove CA 95758 LAT/LONG: 38.3801 / 121.4100	CUSTOMER: Engeo CONTACT: Bryan C. Yates INQUIRY #: 0917449.1r DATE: January 28, 2003 9:38 am
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for SACRAMENTO County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for SACRAMENTO COUNTY, CA

Number of sites tested: 52

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.665 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.200 pCi/L	100%	0%	0%
Basement	8.350 pCi/L	50%	50%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-4099

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-4099

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

Area Radon Information

Source: USGS

Telephone: 303-202-4210

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 202-564-9370

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

APPENDIX B

Title Report



First American Title
1386 Lead Hill Blvd., Suite 100
Roseville, CA 95661

Doug Bayless
Bayless Properties, Inc.
1425 River Park Drive., Suite 201
Sacramento, CA 95815

Title Officer: Dave Pratt
Phone: (916) 218-3700
Buyer: Production Homes Corporation
Owner: Easley Trust
Property: 7445 Bilby Road
Elk Grove, California 95758

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of November 05, 2002 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Owner's Policy (10-17-92) with Regional Exceptions (Standard Coverage)

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Glenn C. Easley and Evelyn K. Easley, as Trustees of the Glenn C. Easley Family Trust

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2002-2003.

First Installment:	\$1,504.24, DUE
Penalty:	\$150.42
Second Installment:	\$1,504.24, DUE
Penalty:	\$160.42
Tax Rate Area:	07-001
A. P. No.:	132-0050-031-000
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any unpaid amounts owing for utilities, of record or not, due to the County of Sacramento and/or any of the following cities. Amounts may be ascertained by contacting the County of Sacramento at (916) 875-5555, the City of Sacramento at (916) 264-5454, the City of Folsom at (916) 355-7200, or the City of Galt at (209) 745-2961.
4. An easement for electrical and/or communication facilities and incidental purposes, recorded (not shown) as book 669, page 273 of Official Records.

In Favor of:	Pacific Telephone and Telegraph Company, a corporation
Affects:	The exact route is not disclosed of record

First American Title

5. An easement for underground cables, wires, conduits, manholes, fixtures and markers, and to keep the same free from any trees, shrubs, bushes or vines or any part thereof, or any foliage and incidental purposes, recorded February 24, 1939 as book 739 page 222 as document no. 3666 of Official Records.

In Favor of: Pacific Telephone and Telegraph Company, a corporation
Affects: The exact route is not described of record

6. Rights of the public in and to that portion of the land lying within Elefa Avenue and Bilby Road.

7. A deed of trust to secure an original indebtedness of \$28,000.00 recorded February 9, 1994 as book 9402-09, page 1232 of Official Records.

Dated: February 4, 1994
Trustor: Glenn C. Easley and Evelyn K. Easley, as Trustees of the Glenn C. Easley Family Trust
Trustee: First Interstate Bank of California, a California corporation
Beneficiary: First Interstate Bank of California, a California corporation

A document recorded January 7, 1997 as book 9701-07, page 185 of Official Records provides that Serrano Reconveyance Company, a California corporation was substituted as trustee under the deed of trust.

According to the public records, the beneficial interest under the deed of trust was assigned to Home Savings of America, FSB by assignment recorded January 7, 1997 as book 9701-07, page 185 of Official Records.

8. Rights of parties in possession.
9. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
10. Prior to the issuance of any policy of title insurance, the Company will require:

With respect to the trust referred to in the vesting:

- A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
- Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
- Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

The requirement that evidence be provided that there are no commitment statements in effect under the Environmental Responsibility Acceptance Act Civil Code Section 850 et seq. with respect to the land.

The Company's Owner's Affidavit must be completed and submitted prior to close in order to satisfy this requirement.

INFORMATIONAL NOTES

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial known as 7445 Bilby Road, Elk Grove, California 95758.
2. According to the public records, there has been no conveyance of the land within a period of twelve months prior to the date of this report, except as follows:

None
3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
4. Basic rate applies.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Order Number: 6862sac
Page Number: 5

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Sacramento, State of California,
described as follows:

All of Tract 1005 and the East one-half of Tract 1006, as shown on the plat of "H. J. Goethe
Company's Colony Number 10," filed in the office of the County Recorder of Sacramento County,
on August 18, 1903 in Book 5 of Maps, Map No. 22.

APN: 132-0050-031-000

NOTICE I

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

NOTICE II

As of January 1, 1991, if the transaction which is the subject of this report will be a sale, you as a party to the transaction, may have certain tax reporting and withholding obligations pursuant to the state law referred to below:

In accordance with Sections 18662 and 18668 of the Revenue and Taxation Code, a buyer may be required to withhold an amount equal to three and one-third percent of the sales price in the case of the disposition of California real property interest by either:

1. A seller who is an individual with a last known street address outside of California or when the disbursement instructions authorize the proceeds be sent to a financial intermediary of the seller, OR
2. A corporate seller which has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000), OR
2. The seller executes a written certificate, under the penalty of perjury, certifying that the seller is a resident of California, or if a corporation, has a permanent place of business in California, OR
3. The seller, who is an individual, executes a written certificate, under the penalty of perjury, that the California real property being conveyed is the seller's principal residence (as defined in Section 1034 of the Internal Revenue Code).

The seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

The California statutes referenced above include provisions which authorize the Franchise Tax Board to grant reduced withholding and waivers from withholding on a case-by-case basis.

The parties to this transaction should seek an attorney's, accountant's, or other tax specialist's opinion concerning the effect of this law on this transaction and should not act on any statements made or omitted by the escrow or closing officer.

The Seller May Request a Waiver by Contacting:
Franchise Tax Board
Withhold at Source Unit
P.O. Box 651
Sacramento, CA 95812-0651
(916) 845-4900

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the Insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992

First American Title

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL
TITLE INSURANCE POLICY - 1987
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

* land use	* land division
* improvements on the land	* environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

First American Title

2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - * in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998 ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation), 15 (Building Permit), 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building
 - b. zoning
 - c. land use
 - d. improvements on the land
 - e. land division
 - f. environmental protectionThis exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d., 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE WITH EAGLE PROTECTION ADDED

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) created, suffered, assumed or agreed to by the Insured Claimant;
(b) not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (this paragraph (d) does not limit the coverage provided under insuring provisions 7, 8, 16, 17, 19, 20, 21, 23, 24 and 25); or
(e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon:
(a) usury, except as provided under insuring provision 10 of this policy; or
(b) any consumer credit protection or truth in lending law.
6. Taxes or assessments of any taxing or assessment authority which become a lien on the Land subsequent to Date of Policy.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee Insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
(b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
(c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
(i) to timely record the instrument of transfer; or
(ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.
8. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided under insuring provision 7.
9. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
(a) The time of the advance; or
(b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification.
This exclusion does not limit the coverage provided under insuring provision 7.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE.

13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH EAGLE PROTECTION ADDED WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

First American Title

3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Part Two:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE

003 FIRST AMERICAN TITLE COMPANY
 TXMTC02 170W SACRAMENTO 2002-2003 TAX ROLL PAGE 1 OF 2
 10:57:36 11/25/2002
 PAYMENTS AS OF 11/15/2002
 APN: 132-0050-031-0000
 TRA: 07-001 - COUNTY (UN-INCORPORATED) DATE OF ACQ: 11/20/1991 DOC#: 0860
 LEGAL: TR 1005 H J GOETHE, COL NO 10 & E 1/2 TR
 LOT: 01005 BLK: MP: 0005 PAGE: 0022
 LOT: 01006 BLK: MP: 0005 PAGE: 0022
 SITUS: 7445 BILBY 95758
 MAIL: 7445 BILBY RD ELK GROVE CA 95758

ASSESSED OWNER(S)	1ST HALF	2ND HALF
GLENN C EASLEY FAMILY TRUST		
	STATUS	OPEN
	TOTAL TAX	3,008.48
	TAX INSTALL	1,504.24
	PENALTY	150.42
	BALANCE DUE	1,504.24
	*** TOTAL TAXES DUE ***	3,008.48

BILL: 02317293

** NO BONDS OR PRIOR YEAR DELQ TAXES **

NEXT PAGE
 BOOK PAGE PARCEL SUFFIX
 003 FIRST AMERICAN TITLE COMPANY PAGE 2 OF 2
 TXMTC02 170W SACRAMENTO 2002-2003 TAX ROLL 10:57:43 11/25/2002
 PAYMENTS AS OF 11/15/2002
 APN: 132-0050-031-0000

*** SPECIAL ASSESSMENTS INCLUDED IN TAX AMOUNTS ***

FUND	TYPE	AMOUNT	DESCRIPTION
0254	LNDSCP/LTG	65.24	ELK GROVE CSD L&L
0155	MELLO ROOS	45.84	EG SCHOOL M-R BDS
0443	WATER	27.68	WATER & DRAINAGE STUDIES - SCWA 13
0442	LNDSCP/LTG	2.56	CSA1 STREET LIGHTS
		141.32	TOTAL OF SPECIAL ASSESSMENTS

*** VALUES AND EXEMPTIONS ***

LAND	118,390	IMP	174,497	HOEX	7,000	*NET*	285,887
------	---------	-----	---------	------	-------	-------	---------

*** ADDITIONAL PROPERTY INFORMATION ***
 ZONE: AG20 LAND USE: ALEGOA

NEXT PAGE
 BOOK PAGE PARCEL SUFFIX

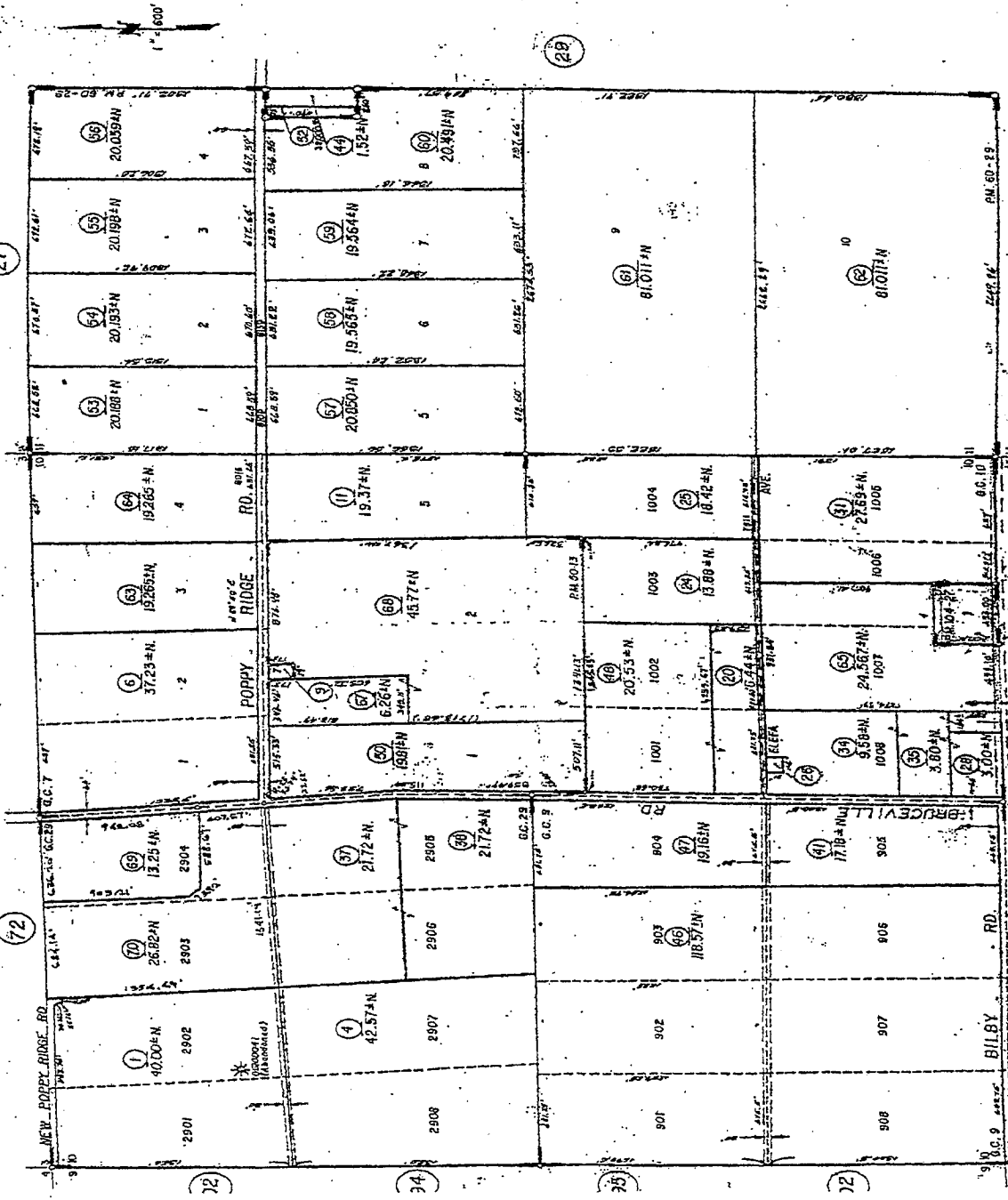
*** END OF DATA ***

This map may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability of loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

132-05

SEC. 10, 8 W 1/2 SEC 11, T. 6N., R. 5E., M.D.B.&M.

27



Assessor's Map Bk. 132 Pg. 05
County of Sacramento, Calif.

H.J.Goethe Colony No. 7 R.M.Bk. 5 Pg. 17
H.J.Goethe Colony No. 9 R.M.Bk. 5 Pg. 18
H.J.Goethe Colony No. 10 R.M.Bk. 5 Pg. 22
H.J.Goethe Colony No. 29 R.M.Bk. 5 Pg. 51

This map may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability of loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

22

H.J. GOETHE COMPANY'S
 COLONY NUMBER 10, IN
 SACRAMENTO CAL.
 SHOWING TRACTS IN THE S.E. 1/4 OF SEC. 10,
 T.6 N. R. 5 E. M. D. 8 N. W.

Each tract shows exceptive exclusive of roadway
 streets and out-paths marked thereon.
 I hereby certify that this is a true and correct copy of the H.J. GOETHE COMPANY'S
 COLONY NO. 10 as the same was surveyed and subdivided by me on May 18, 1914
 at Sacramento, California.

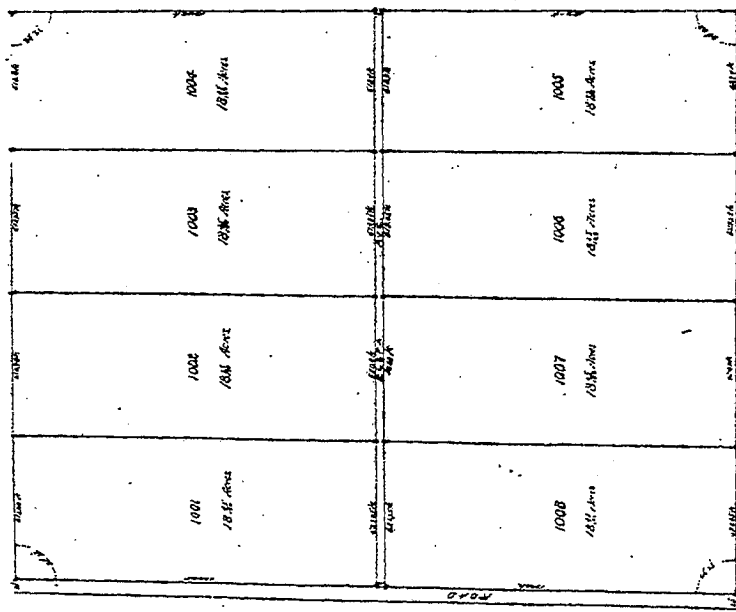
I hereby acknowledge this to be the official plat of H.J. GOETHE COMPANY'S
 COLONY NO. 10, surveyed and subdivided in accordance with our instructions
 on May 18, 1914.

W. H. GOETHE COMPANY
 by *W. H. Goethe*
 Surveyor

State of California
 County of Sacramento
 On this 18th day of August 1914 before me, Benjamin J. ...
 a Notary Public in and for the County of Sacramento, personally appear
 at 1277 Grand Street, the Vice President of the H.J. GOETHE COMPANY, a corporation
 known to me to be the Vice President of the corporation, the President of the corporation
 and an attorney at law for the corporation, the names of whom are set forth in the
 instrument above. These persons and persons and subjects of my acknowledgment of
 my office as the County of Sacramento, this day are present in this certificate that have
 made.

Benjamin J. ...
 Notary Public

FILED AT REQUEST OF
W. H. Goethe
 May 18, 1914
 W. H. GOETHE COMPANY
 by *W. H. Goethe*
 Surveyor



**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**

**APN 132-0050-065-000
SACA BILBY PROPERTY**

SACRAMENTO COUTNY, CALIFORNIA

SUBMITTED

TO

TREASURE HOMES

ROSEVILLE, CALIFORNIA

PREPARED

BY

ENGEIO INCORPORATED

PROJECT NO. 5773.5.001.01

DECEMBER 23, 2002

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Project No.
5773.5.001.01

December 23, 2002

Mr. Jim Bayless
Treasure Homes
601 Commerce Drive, Suite 140
Roseville, CA 95678

SUBJECT: APN 132-0050-065-000
Saca Bilby Property
Sacramento County, California

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Bayless:

ENGEO Incorporated is pleased to present our Phase One Environmental Site Assessment of the Saca Bilby Property, located in Elk Grove, Sacramento County, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings regarding the properties.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Very truly yours,

ENGEO INCORPORATED



Bryan C. Yates
Environmental Technician

Reviewed by:



Dennis B. Nakamoto, C.E.G., C.H., R.E.A. II
Associate Geologist

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1.0 INTRODUCTION

Treasure Homes retained *ENGEO* Incorporated (*ENGEO*) to perform a Phase One Environmental Site Assessment on the Saca Bilby Property (APN 132-0050-065-000) (Property). The Property encompasses approximately 24.5 acres located in Elk Grove, Sacramento County, California.

Reviews of aerial photographs and available historical records revealed the Property and nearby properties have been used for cattle grazing, rural residential properties, and feed crop production.

The records research did not find documentation of soil or groundwater impairments arising from the historic use of the Property. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge within the Property.

ENGEO Incorporated has performed a Phase One Environmental Site Assessment in general conformance with the scope and limitations of ASTM 1527-00 and according to our contract dated December 5, 2002.

2.0 PURPOSE AND SCOPE

2.1 Purpose of Phase One Environmental Site Assessment

The purpose of this Phase One Environmental Site Assessment is to identify recognized environmental conditions associated with the Property. As defined in the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00, a Recognized Environmental Condition (REC) is “the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the Property.”

2.2 Detailed Scope of Services

The scope of services performed includes the following:

- A review of publicly available and practically reviewable standard local, state and federal environmental record sources.
- A review of several publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A review of previous environmental reports prepared for the Property.
- A reconnaissance of the Property.
- Interviews with knowledgeable private and public sector officials.
- Preparation of this report with our findings and conclusions.

2.3 Significant Assumptions

The following assumptions were made during preparation of this report as well as the opinions and conclusions contained herein.

1. Past uses of the Property are limited to irrigated cattle pasture.
2. The top of the shallowest aquifer is approximately 100 feet below ground surface (State of California, Department of Water Resources Web Site, www.dwr.water.ca.gov, State Well #06N05E10B001M).

2.4 Limitations and Exceptions of Assessment

ENGEO Incorporated strives to perform its services in a proper and professional manner with reasonable care and competence; however, our work product depends on information provided to us by others. The recommendations and conclusions presented in this report are based on the findings of our study, which were developed in part from the contracted services. The findings of the report are based on contracted database research, out-of-house reports, our observations, and personal communications. ENGEO Incorporated assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document shall not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO Incorporated. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase one environmental site assessment are typically valid for 180 days after completion of the report, particularly with regard to the regulatory database files. In some instances the shelf life of the report can be less.

This Phase One Environmental Site Assessment is not intended to represent a soil or groundwater characterization. This assessment does not verify the presence of soil or groundwater contamination and does not define the depth or extent of any contamination that may be present within the Property. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples is required if more definitive information concerning site-specific conditions is desired. If additional assessment activities are conducted on the Property and if other entities are retained to provide such services, ENGEO shall be held harmless for any and all claims arising from or resulting from the performance of such services by other persons or entities, and from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect new information that becomes available after this report.

2.5 Special Terms and Conditions

ENGEO Incorporated has prepared this report for the exclusive use of our Client, Treasure Homes. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the Client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for PCBs, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's work. Visual observations referenced in this report are intended only to represent site conditions at the time of the site visit. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage, which occurred subsequent to the site reconnaissance conducted by ENGEO personnel.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property consists of approximately 24.5 acres located northeast of the intersection of Bruceville Road and Bilby Road in Elk Grove, Sacramento County, California (Figure 1). The Property consists APN 132-0050-065-000.

3.2 Site and Vicinity Characteristics

The Property elevation is ± 28 feet above mean sea level (msl) and generally slopes from northeast to southwest (USGS, 1980) (Figure 3). The Property consists of recently disced pasture. According to the *Geologic Map of the Late Cenozoic Deposits of the Sacramento Quadrangle*, Department of the Interior U.S. Geological Survey, 1985 compiled by Edward J. Helley and David S. Harwood, the geologic formation mapped at the site is the Lower Member of the Riverbank Formation. The Lower Member of the Riverbank Formation consists of red semi-consolidated gravel, sand, and silt. According to the California Department of Water Resources, the depth to groundwater in the vicinity of the Property is approximately 100 feet below the ground surface.

3.3 Current Use of Property/Description of Site Improvements

The Property consists of recently disced pasture. Pole mounted power lines enter the Property near the mid-point of the western boundary of the Property. This pole-mounted power is used by an agriculture well also located near the mid-point of the western boundary of the Property.

3.4 Current Uses of Adjoining Properties

The adjoining properties to the east are rural residential properties with approximately one house per 5 acres, and agriculture production property used for cattle grazing and feed crops. To the south, adjoining properties Bilby Road, irrigated pasture, and rural residential properties with approximately one house per 5 acres. The adjoining properties to the west include irrigated pasture, rural residential properties with approximately one house per 5 acres, and Bruceville Road. Open space, a seasonal pond, and rural residential properties with approximately one house per 5 acres.

4.0 RECORDS REVIEW

4.1 Historical Record Sources

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that may be sources or result in conditions that would cause a recognized environmental condition to exist on the Property.

4.1.1 Chain of Title/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. However, laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources. A title report was provided for review. It is presented in Appendix C.

The title to the Property is vested in Saca Development. According to the title report APN 132-0050-065-000 identifies the Property. We were not provided with a chain-of-title for the Property.

4.1.2 Historical Topographic Maps

Historical USGS 7.5 Minute Quadrangle Topographic Maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. We reviewed USGS 7.5 Florin Quadrangle Maps dated 1947, 1953, 1968, 1975, and 1980.

Each map shows that the Property is undeveloped, Bilby Road running east to west along the southern boundary of the Property, and Bruceville Road running north to south approximately 1/8-mile west of the Property. The 1947 map shows a dirt road running east to west less than 1/8-mile north of the Property. None of the other maps show this dirt road.

Each of the maps shows six structures located between 1/8-mile and 1/4-mile north of the Property. The maps dated 1953, 1968, 1975, and 1980 show six buildings within the properties along the eastern boundary of the Property. The maps dated 1953, 1968, 1975, and 1980 show seven buildings in place approximately 1/4-mile southwest of the Property. The maps dated 1968, 1975, and 1980 show two wells located approximately 1/4-mile southwest of the Property. The maps dated 1975 and 1980 show six buildings located within the properties along the western boundary of the Property. The map dated 1980 shows a seasonal pond located less than 1/8-mile north of the Property.

4.1.3 Fire Insurance Maps

Environmental Data Resources, Inc. (EDR) provided a search for Sanborn Fire insurance maps covering the Property and surrounding properties. EDR located no maps showing the Property.

4.1.4 Aerial Photographs

We reviewed the following aerial photographs for information regarding past conditions and land use at the Property and in the immediate vicinity.

PHOTOGRAPH NUMBER	DATE
11-4	2001
81081-3-96	1981
4-925	1961

We present a brief review of each photo below.

1961: The property appears undeveloped. There are three buildings located on property neighboring the southeastern corner of the Property. There are also two buildings located on property neighboring the southwest corner of the Property. Bilby Road runs east to west along the southern boundary of the Property. Bruceville Road runs north to south approximately 1/8-mile west of the Property. A small cluster of trees is located along the southern portion of the western boundary of the Property. Another small cluster of trees is located along the northern Property boundary near the northwestern corner.

1981: Conditions are similar to those depicted on the 1961 photograph.

2001: Conditions are similar to those depicted on the 1961 photograph.

4.1.5 Other Local Agency Records

The following agencies were contacted pertaining to inquiries about the past development and/or activities conducted at the Property. The results of the inquiries can be found in Section 6.0-Interviews, of this report.

- Placer County Agricultural Commissioners Office

4.2 **Environmental Record Sources**

Environmental Data Resources Inc. (EDR) performed a search of local, state and federal agency databases regarding the subject parcel and known contaminated sites in the immediate vicinity. The databases searched are presented and described below.

Appendix A provides the EDR report. EDR did not list any of the parcels comprising the property in any of the databases they searched. We briefly summarize the EDR provided data according to the Saca Bilby Property designations.

The EDR report mapped zero locations within 1-mile of the Property where hazardous materials/waste are generated, stored, or have been released from underground storage tanks.

4.2.1 Federal Record Sources

The following is a summary of federal databases reviewed by EDR:

- NPL – National Priority List – The National Priority List (Superfund) identifies over 1,200 sites for priority cleanup under the Superfund program.
- Proposed NPL Sites – Provides a list of sites that are under consideration for inclusion on the NPL.
- CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System – CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private

persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priority List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

- CERCLIS-NFRAP – CERCLIS No Further Remedial Action Planned – As of February 1995, CERCLIS sites designated “No Further Remedial Action Planned” (NFRAP) has been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.
- CORRACTS – Corrective Action Report – CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
- RCRIS – Resource Conservation and Recovery Information System – RCRIS includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).
- ERNS – Emergency Response Notification System – ERNS records and stores information on reported releases of oil and hazardous substances.
- BRS – Biennial Reporting System – A national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.
- CONSENT – Superfund (CERCLA) Consent Decrees – Major legal settlements that establish responsibility and standards for cleanup at NPL sites.
- ROD – Records of Decision – ROD documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.
- DELISTED NPL – National Priority List Deletions – Sites deleted by EPA in accordance with 40 CFR 300.425(e) where no further response is appropriate.
- FINDS – Facility Index System/Facility Identification Initiative Program Summary Report – FINDS contains both facility information and “pointers” to other sources that contain more detailed information.
- HMIRS – Hazardous Materials Information Reporting System – HMIRS contains hazardous material spill incidents reported to the Department of Transportation (DOT).

- MLTS – Material Licensing Tracking System – MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites that possess or use radioactive materials and are subject to NRC licensing requirements.
- MINES – Mines Master Index File – Provides a list of sites that have been subjected to mining activity.
- NPL Liens – Under authority granted by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability.
- PADS – PCB Activity Database System – PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activities.
- RAATS – RCRA Administrative Action Tracking System – RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. Please note data entry of administrative actions was discontinued after September 30, 1995.
- TRIS – Toxic Chemical Release Inventory System – TRIS identifies facilities that release chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
- TSCA – Toxic Substances Control Act – TSCA identifies manufacturers and importers of chemical substances included on the SCA Chemical Substance Inventory List.
- FTTS – FIFRA/TSCA Tracking System, and FTTS INSP – FTTS tracks administrative cases and pesticide enforcement actions and compliance related to FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act), TSCA, and EPCRA (Emergency Planning and Community Right-to Know Act).

4.2.1.1 Property

The Property is not listed on any of the above databases.

4.2.1.2 Other Properties

There are zero facilities listed within the appropriate ASTM search distance of the Property.

4.2.2 State Record Sources

The following is a summary of state databases reviewed by EDR.

- AWP – Annual Workplan Sites – Identifies known hazardous substance sites targeted for cleanup.
- CAL-SITES – Contains potential or confirmed hazardous substance release properties.
- CHMIRS – California Hazardous Materials Information Reporting System – Contains information on reported hazardous materials incidents.
- CORTESE – “Cortese” Hazardous Waste and Substances Sites List – Listed sites are designated by the State Water Resources Control Board (LUST), the Integrated Waste Board (SWF/LF), and the Department of Toxic Substances Control (Cal-Sites).
- NOTIFY 65 – Proposition 65 Records – Contains facility notifications regarding known releases that could impact drinking water and thereby expose the public to a potential health risk.
- TOXIC PITS – Toxic Pits Cleanup Act Sites – Identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.
- SWF/LF (SWIS) – Solid Waste Information System – Active, closed and inactive landfills.
- WMUDS/SWAT – Waste Management Unit Database – Used by State Water Resources Control Board staff and Regional Water Quality Control Boards for program tracking and inventory of waste management units.
- LUST – Leaking Underground Storage Tank Information System – Contains an inventory of reported leaking underground storage tank incidents.
- CA BOND EXP. PLAN – Bond Expenditure Plan – A site-specific expenditure plan used as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. This has been superseded by the Annual Work Plan (AWP).

- CA UST – Active UST Facilities – A list of active UST facilities gathered from local regulatory agencies.
- CA FID UST – Facility Inventory Database – An historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board.
- HIST UST – Hazardous Substance Storage Container Database – A historical listing of UST sites.
- AST – Above-ground Petroleum Storage Tank Facilities – Registered above-ground storage tanks.
- CLEANERS – Dry Cleaner Facilities – A list of dry cleaner facilities that have EPA ID numbers. Specific criteria for the subject facilities warrant inclusion on this database.
- CA WDS – Waste Discharge System – Sites that have been issued waste discharge requirements.
- DEED – List of Deed Restrictions – A database of deed-restricted properties maintained by DTSC.
- HAZNET – Hazardous Waste Information System – Facility and manifest data regarding hazardous waste shipments.

4.2.2.1 Property

The Property is not listed on any of the above databases.

4.2.2.2 Other Properties

There are zero facilities listed within the appropriate ASTM search distance of the Property.

4.2.3 Local Record Sources

The following is a summary of state databases reviewed by EDR.

- Sacramento County Master List – Database maintained by the Sacramento County Environmental Health Department; the list includes sites from the underground tank and hazardous waste generator programs.

4.2.3.1 Property

The Property is not listed on any of the above databases.

4.2.3.2 Other Properties

There are zero facilities listed within the appropriate ASTM search distance of the Property.

5.0 SITE RECONNAISSANCE

5.1 Methodology

ENGEO conducted a site reconnaissance on December 11, 2002. We contacted Mr. Jim Bayless of Treasure Homes and Mr. John Saca, the current owner of the Property. Due to prior commitments, neither was able to accompany us on our site reconnaissance. The Property was visually reviewed for evidence of materials storage, staining or discoloration of surface soil, debris, stressed vegetation, or other conditions that may be indicative of chemical discharges, and the presence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 5.

5.2 General Site Setting

The Property consists of approximately 24.5 acres located northeast of the intersections of Bruceville Road and Bilby Road in Elk Grove, Sacramento County, California (Figure 1). The property consists of APN 132-0050-065-000. Our research indicates that Property was

historically used as an irrigated cattle pasture. We observed that the Property has recently been disced in preparation for crop planting.

5.3 Exterior Observations

We began our reconnaissance at the southwest corner of the Property. We observed that the Property was flat, recently disced land with no buildings present. We observed that the Property was substantially the same as observed during our review of historic maps and aerial photographs.

We observed a farm tractor located within the Property near the southwestern corner with an attached discing implement. Parked approximately 50 feet east of this tractor, we observed a white fertilizer-spreading trailer bearing the John Taylor company logo. We observed a large wooden sign at the approximate mid-point of the southern boundary of the Property. This sign advertised that the Property was for sale by Saca Development.

We observed a concrete block measuring 24 inches by 10 inches by 18 inches located within the Property and near the southwestern corner.

At the approximate mid-point of the western boundary of the Property, we observed one wood power pole with power lines entering the Property from the west. We observed a metal switch box attached to this pole, from which, power lines extended down the pole and into the ground.

Approximately 15 feet northeast of the power pole, we observed a metal cased agriculture water supply well. We observed a power line extending from the ground to a switch box affixed to the well casing. From this switch box, we observed a power cable extending downward and through a hole in the well casing. This indicates that the well has an electric operated submersible pump. We observed a discharge pipe extending from the wellhead northwest 6 feet and terminating.

We measured the well casing to be 10 inches in diameter and the discharge pipe to be 6 inches in diameter.

West of the power pole and south of the agriculture well, we observed a sunken concrete vault box with an approximately 2-foot wide by 7-foot long concrete ramp extending at a 45 degree angle from ground surface to the bottom of the box. This ramp is located at the east side of the vault. Where the ramp reached ground surface, we observed a concrete block with two protruding rusted metal bolts. We observed that the vault box was partially covered by wooden timbers measuring 12 inches by 12 inches and 6 feet long. We measured the concrete vault box to be 5 feet by 5 feet wide, approximately 6 feet deep, with 6-inch thick walls. We observed that metal irrigation piping and rolled fencing materials were staked on top of and around this feature. We observed that the bottom of the vault box to contain dirt, wood debris, and household refuse.

West of the agriculture well, we observed a plywood box partially sunk into the ground. We measured this box to be 2 feet, 9 inches deep with 16- inches of the box above ground. We observed that the bottom of the box was dirt.

Southeast of the power pole, we observed a concrete box lying on its side on the ground surface. We measured this box to be 3 feet by 3 feet wide and 3 feet 6 inches long. We measured the inside of this box to be 3 feet deep. We measured the walls of this box to be 6 inches thick. We observed two terra cotta pipes, one on either side protruding from this box. We measured these pipes to be 12 inches in diameter and protruding 3 inches. We observed that the pipes opened into the interior of the box with the pipes terminating at the interior edge of the box.

We observed pole mounted power lines running east to west along the southern boundary of the Property. We observed no transformers located along the boundaries or adjacent to the Property.

Along the perimeter of the Property, we observed a small quantity of scattered litter. This litter consists of plastic bags, aluminum cans, rolled fencing materials, glass bottles, plastic bottles, and one empty 1-quart plastic motor oil container.

5.4 Adjoining Properties

Adjoining properties were viewed from the Property. We observed that the properties surrounding the Property primarily consist of rural residential properties, irrigated cattle pasture, and feed crops. We observed six rusted 55-gallon drums located on the adjacent property along the eastern boundary of the Property.

6.0 INTERVIEWS

We interviewed Mr. John Saca, the current owner of the Property. Mr. Saca stated that he has owned the property for approximately ten years. Mr. Saca stated that until recently, nothing has been done to the Property. Mr. Saca stated that the Property had been recently disced in preparation to be planted with feed oats. Mr. Saca stated that to his knowledge, no structures have ever been built on the Property.

We interviewed Mr. Morgan Doran, Livestock Advisor for the UC Davis Cooperative Extension. We discussed with Mr. Doran, the concrete vault box we observed along the western boundary of the Property. Mr. Doran reviewed the photos we took of the vault box (see Figure 5). Mr. Doran stated that the feature is most likely an irrigation feature.

We interviewed Mr. Glenn Easley, owner of the adjoining property to the east of the Property. On the recommendation of Mr. Jim Bayless of Treasure Homes, we discussed the concrete vault box structure with Mr. Easley. Mr. Easley stated that the concrete vault box structure we observed along the western boundary of the Property appears to be consistent with a similar

feature within his Property. Mr. Easley stated that the similar box on his property was used as a water collection feature previously used on a property-wide irrigation system.

We interviewed Ms. Debbi Thompson, Senior Inspector for the Sacramento County Agriculture Commissioners Office (SCACO). Ms. Thompson stated that the historic agricultural use for the Property is limited to irrigated pasture for cattle grazing. Ms. Thompson stated that it is unlikely that pesticides were applied to the Property. Ms. Thompson stated that SCACO retains pesticide records for two years.

We also discussed with Ms. Thompson, the concrete vault box observed along the western boundary of the Property. Ms. Thompson stated that after reviewing the SCACO records and reviewing the photos (see Figure 5), the concrete vault box feature appears to be consistent with an irrigation feature such as a hand dug well or a "clean water" collection box. Ms. Thompson stated that the water table in the area of the Property 50 years ago was approximately 6 feet below ground surface.

We interviewed Harry with John Taylor Fertilizer. Harry stated that the fertilizer trailer on the Property is being used to spread 16-20-0 Mono-Ammonium Phosphate Sulfate. Harry stated that this fertilizer is commonly used on feed crops such as oats and alfalfa. Harry stated that 16-20-0 is a non-listed agricultural material.

7.0 FINDINGS

Based on the data obtained and reviewed in preparation of this Phase One Environmental Site Assessment, we have identified no Recognized Environmental Conditions (REC), however, we observed a concrete vault box feature within the Property and near the mid-point of the western boundary. This feature is not a common feature historically used in the cattle industry.

8.0 OPINIONS

Historic uses of the Property are limited to irrigated cattle pasture.

We observed no corral features during our review of the historical aerial photographs that might be indicative of a cattle treatment facility.

The vault box feature observed along the western boundary of the Property could not be positively identified by John Saca (current owner), Debbi Thompson (Senior Inspector, Sacramento County Agricultural Commissioners Office), or Morgan Doran (Livestock Advisor for the UC Davis Cooperative Extension). These persons suspect the vault box is likely a shallow well or a collection feature for irrigation tail water.

9.0 CONCLUSIONS

The site reconnaissance and records research did not find documentation or physical evidence of RECs in soil or groundwater associated with the use of the Property. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge on the Property.

The vault box feature observed along the western boundary of the Property could not be positively identified. Mr. Glenn Easley, owner of the adjoining property to the east of the Property was interviewed on the recommendation of Mr. Jim Bayless of Treasure Homes, we discussed the concrete vault box structure with Mr. Easley. Mr. Easley stated that the concrete vault box structure we observed along the western boundary of the Property appears to be consistent with a similar feature within his Property. Mr. Easley stated that the similar box on his property was used as a water collection feature previously used on a property-wide irrigation system. We conclude the vault is not a Recognized Environmental Condition (REC) because there is not evidence of chemical use associated with the vault. Although historic groundwater

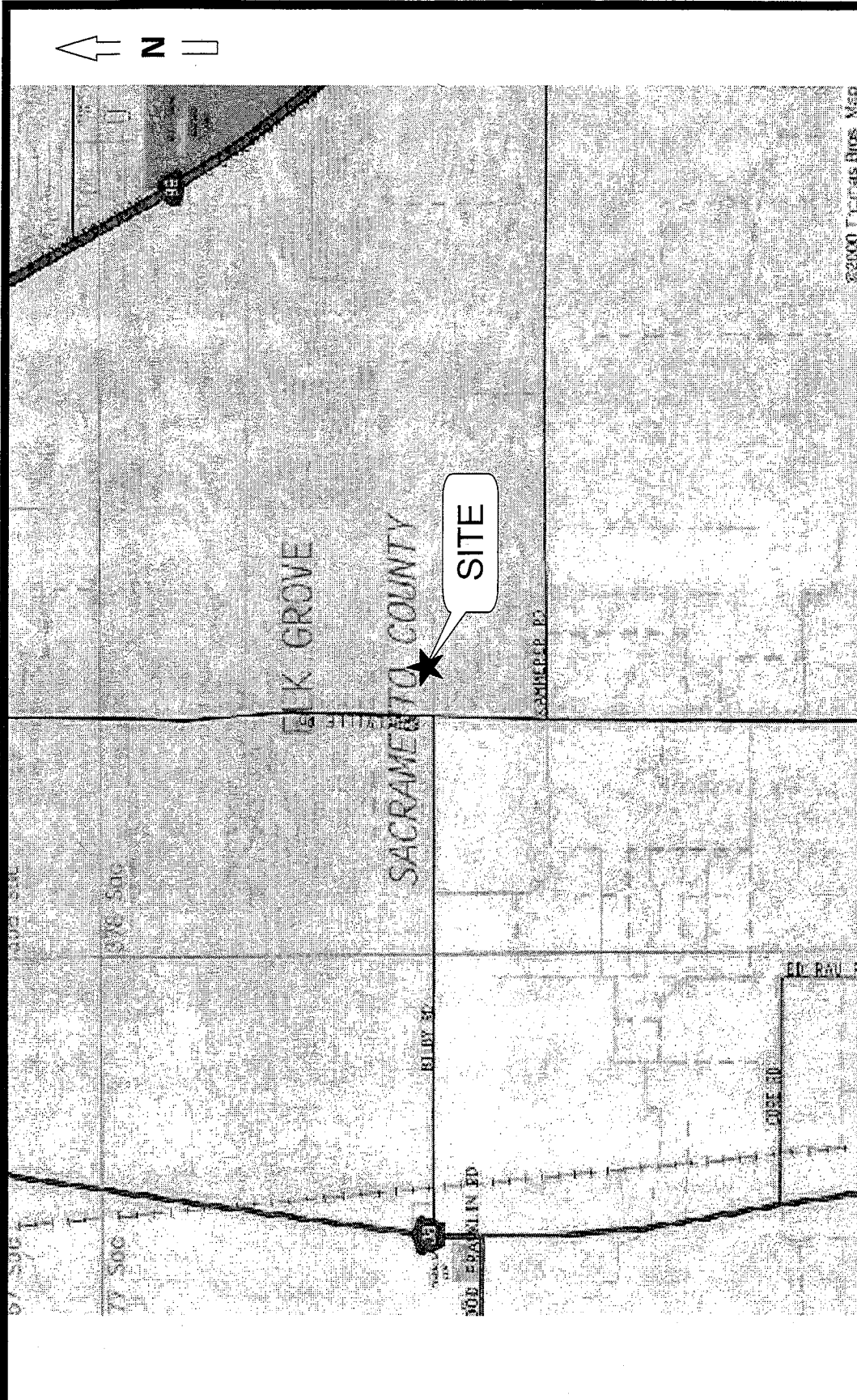
levels are reported to have been as little as 6 feet below ground surface, ground water is currently about 100 feet below ground surface; therefore, it is unlikely that the feature presents a pathway to ground water.

Mr. Saca stated that he desires to demolish the vault because it serves no beneficial use. We recommend that a licensed demolition contractor be retained to empty and demolish the concrete vault and request that ENGEO be contacted in the event that the contractor uncovers evidence of potential contamination during the demolition of the vault. At this time, we conclude that soil sampling is not warranted.

ENGEO Incorporated has performed a Phase One Environmental Site Assessment in general conformance with the scope and limitations of ASTM 1527-00 and our Agreement dated December 5, 2002 regarding the Property. This assessment revealed no evidence of recognized environmental conditions in connection with the Property.

LIST OF FIGURES

Figure 1	Site Vicinity Map
Figure 2	Assessor's Parcel Map
Figure 3	Topographic Map
Figure 4	Site Map
Figure 5	Site Photographs



©2000 Texas Bios Map

ENGEO
INCORPORATED

Not to Scale

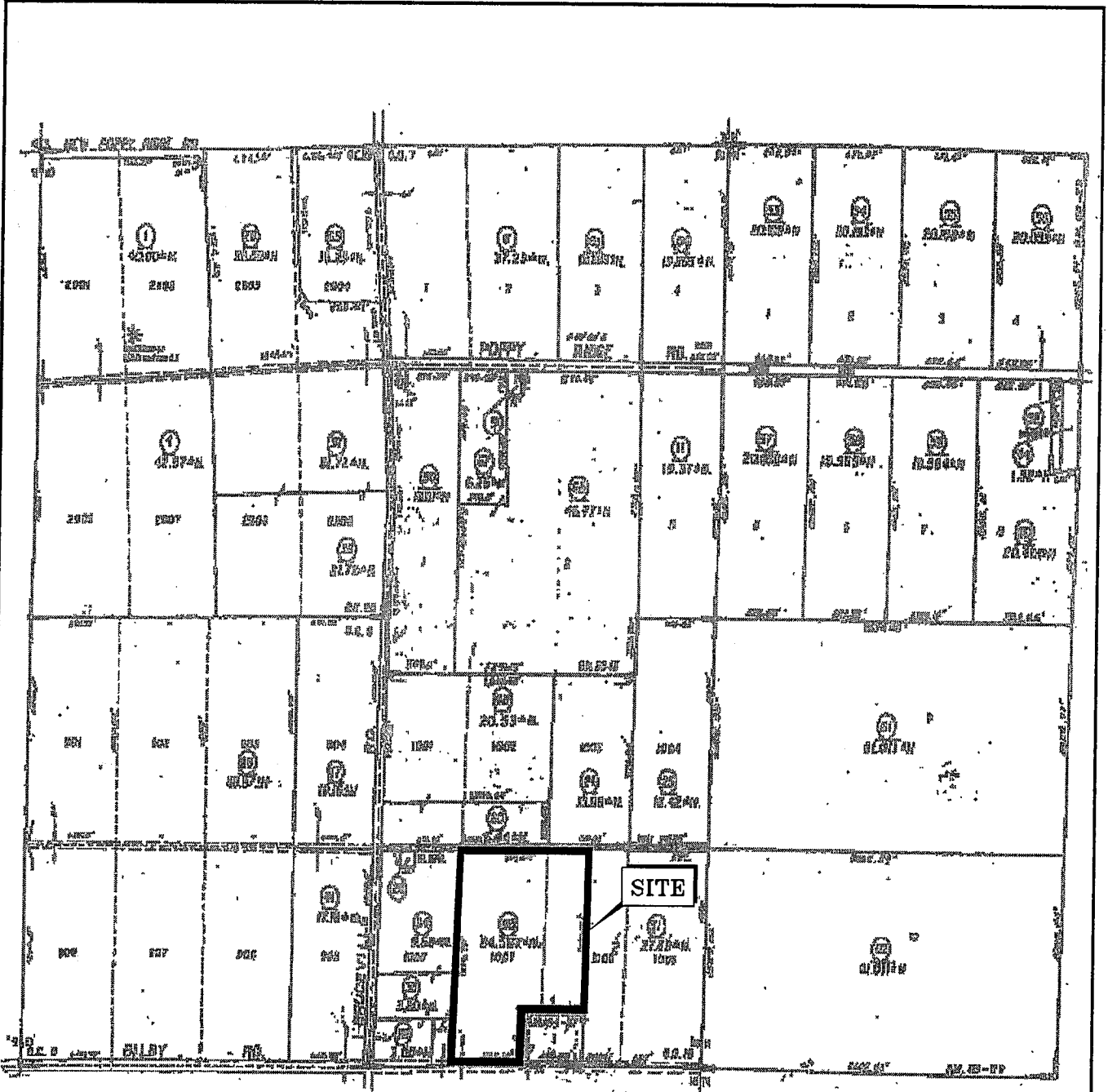
VICINITY MAP

Saca Bilby Property PSA

Job No.
5773.5.001.01

Figure 1

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NO SCALE



ASSESSOR'S MARCEL MAP
 R A T E D SACA BILBY PROPERTY PSA
 ELK GROVE, CALIFORNIA

PROJECT NO.: 5773.5.001.01

DATE: DECEMBER 2002

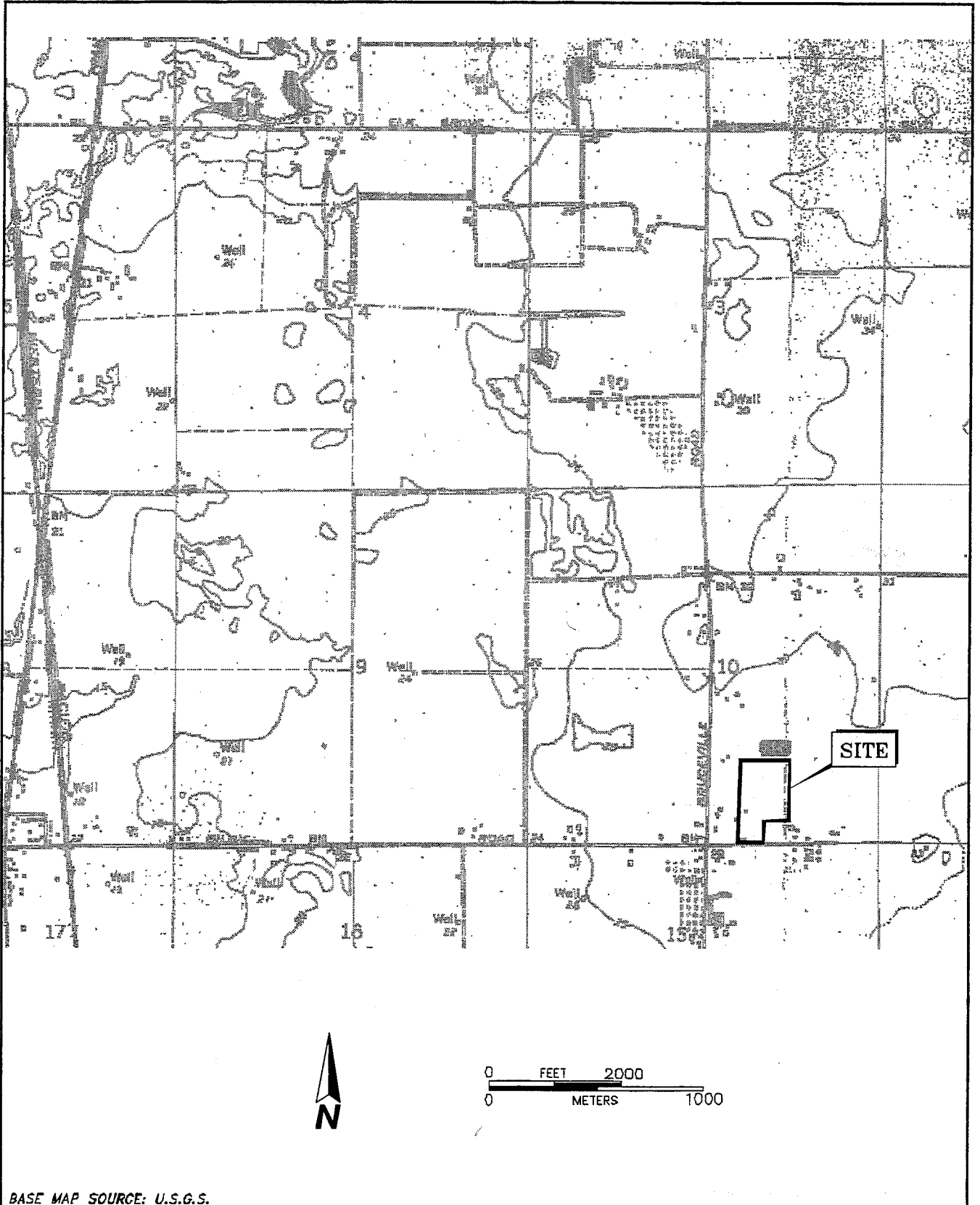
DRAWN BY: DLE

CHECKED BY:

FIGURE NO.

2

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BASE MAP SOURCE: U.S.G.S.



TOPOGRAPHY MAP
SACA BILBY PROPERTY PSA
ELK GROVE, CALIFORNIA

PROJECT NO.: 5773.5.001.01

DATE: DECEMBER 2002

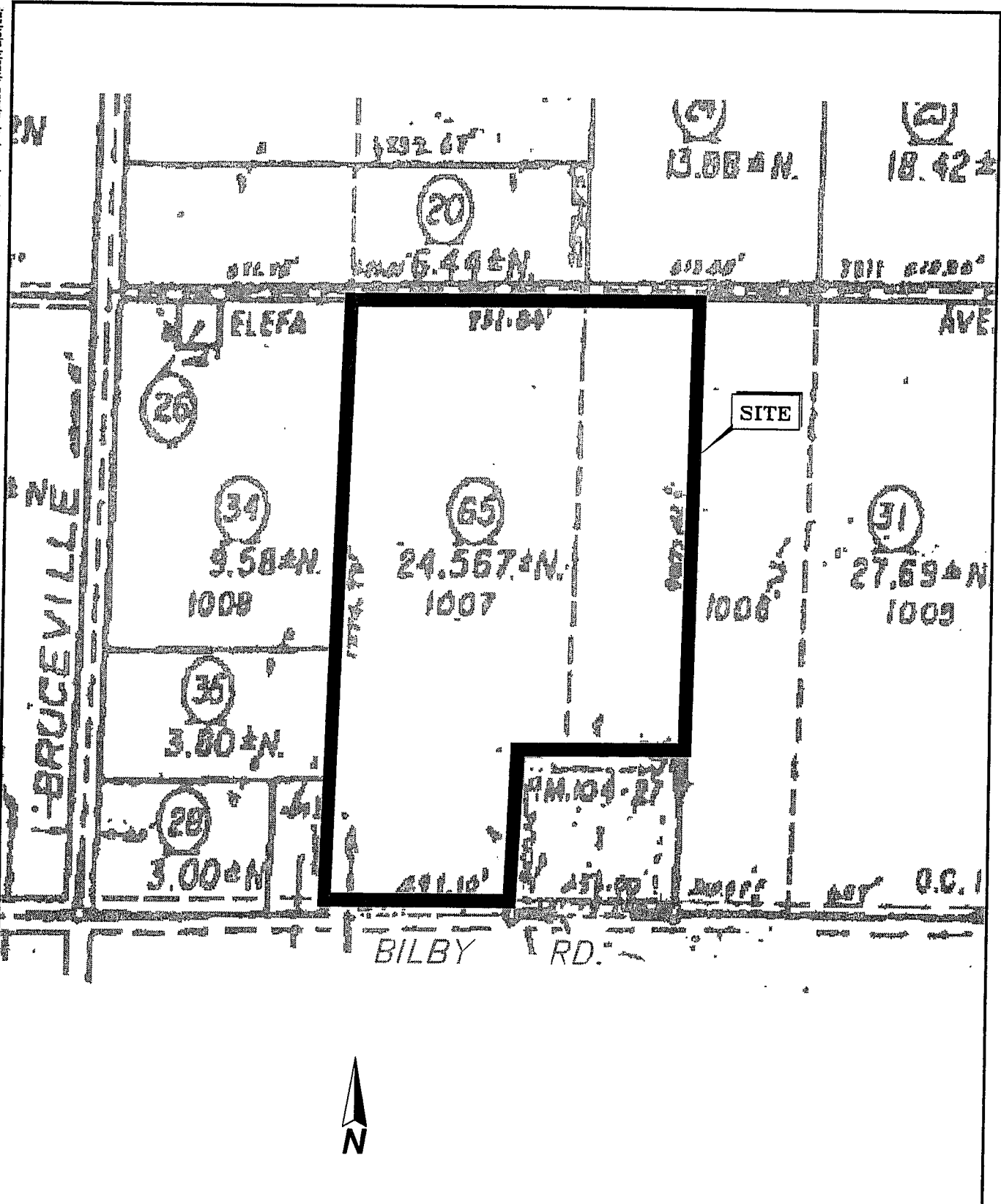
DRAWN BY: DLE

CHECKED BY:

FIGURE NO.

3

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BASE MAP SOURCE: ASSESSOR'S OFFICE

NO SCALE



SITE MAP
SACA BILBY PROPERTY PSA
ELK GROVE, CALIFORNIA

PROJECT NO.: 5773.5.001.01
DATE: DECEMBER 2002
DRAWN BY: DLE CHECKED BY:

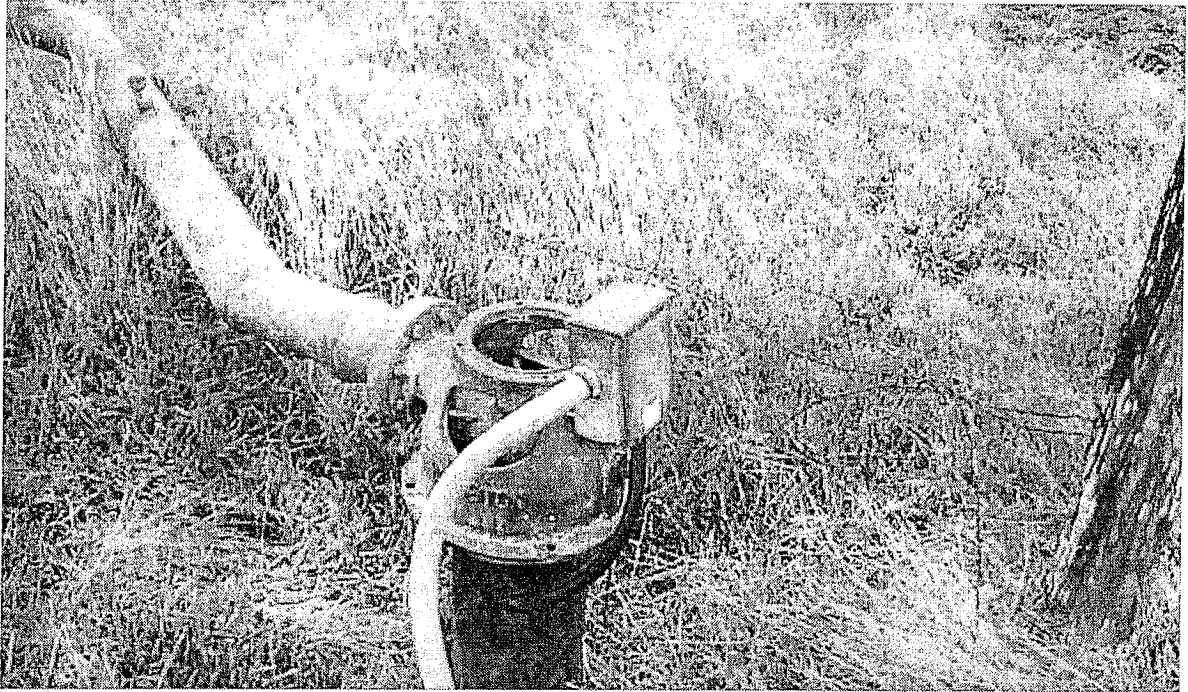
FIGURE NO.
4



Pictured above is a north facing view of the Property. This photograph was taken from Bilby Road at the approximate mid-point of the southern boundary of the Property.



Pictured above is a timbers and debris covering the underground concrete vault box with gutter observed within the Property and at the approximate mid-point of the western boundary of the Property. Pictured in the background is a power pole that brings power lines to the Property servicing the agriculture water well.



Pictured above is the agriculture water well located within the Property and near the mid-point of the western boundary.



Pictured above is a west facing view of the fencing debris located within the Property and near the northwestern corner.

APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report
Radius Map Report



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Bryan C. Yates

Engeo

631 Commerce Drive

Roseville, CA 95678

Order Date: 12/10/2002 **Completion Date:** 12/11/2002

Inquiry #: 895789.2S

P.O. #: NA

Site Name: Saca Bilby Property

Address: Bilby Road/Bruceville Road

City/State: Elk Grove, CA 95758

1013989DEC

916-786-8883

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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The EDR Radius Map with GeoCheck[®]

**Saca Bilby Property
Bilby Road/Bruceville Road
Elk Grove, CA 95758**

Inquiry Number: 0895789.1r

December 10, 2002

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

BILBY ROAD/BRUCEVILLE ROAD
ELK GROVE, CA 95758

COORDINATES

Latitude (North): 38.382900 - 38° 22' 58.4"
Longitude (West): 121.415400 - 121° 24' 55.4"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 638404.8
UTM Y (Meters): 4249282.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2438121-D4 FLORIN, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites
Cal-Sites..... Calsites Database
CHMIRS..... California Hazardous Material Incident Report System
Cortese..... "Cortese" Hazardous Waste & Substances Sites List

EXECUTIVE SUMMARY

Notify 65	Proposition 65 Records
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDS/SWAT	Waste Management Unit Database
LUST	Leaking Underground Storage Tank Information System
CA BOND EXP. PLAN	Bond Expenditure Plan
UST	List of Underground Storage Tank Facilities
VCP	Voluntary Cleanup Program Properties
CA FID UST	Facility Inventory Database
HIST UST	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

Sacramento Co. CS	CS - Contaminated Sites
AST	Aboveground Petroleum Storage Tank Facilities
CLEANERS	Cleaner Facilities
CA WDS	Waste Discharge System
DEED	List of Deed Restrictions
CA SLIC	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET	Hazardous Waste Information System
Sacramento Co. ML	ML - Regulatory Compliance Master List

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas	Former Manufactured Gas (Coal Gas) Sites
-----------------------	--

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

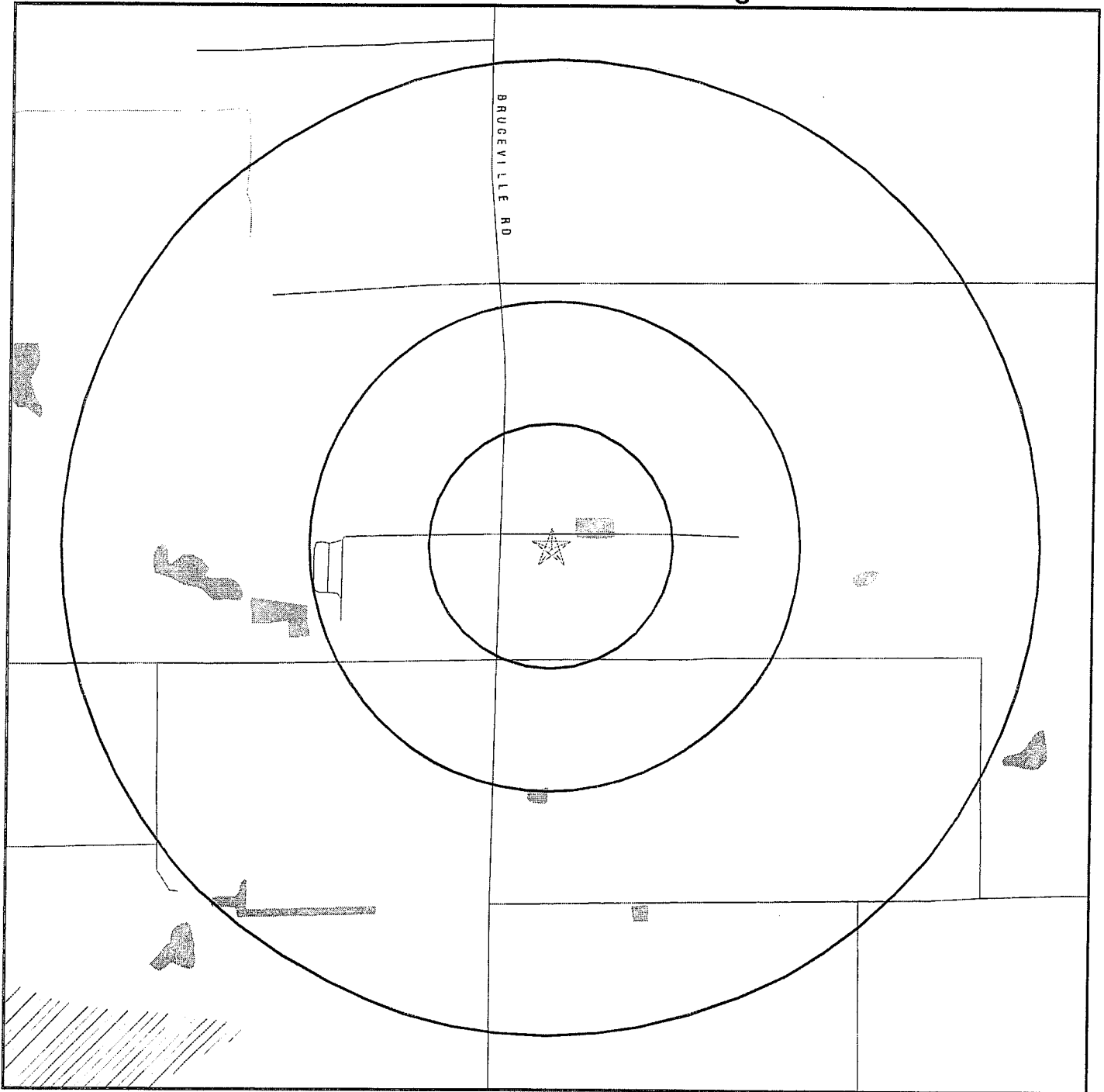
Site Name

LAGUNA STONELAKE ELEMENTARY #34-PROPOSED
P G & E

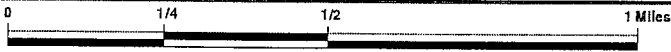
Database(s)

Cal-Sites
HAZNET

OVERVIEW MAP - 0895789.1r - Engeo

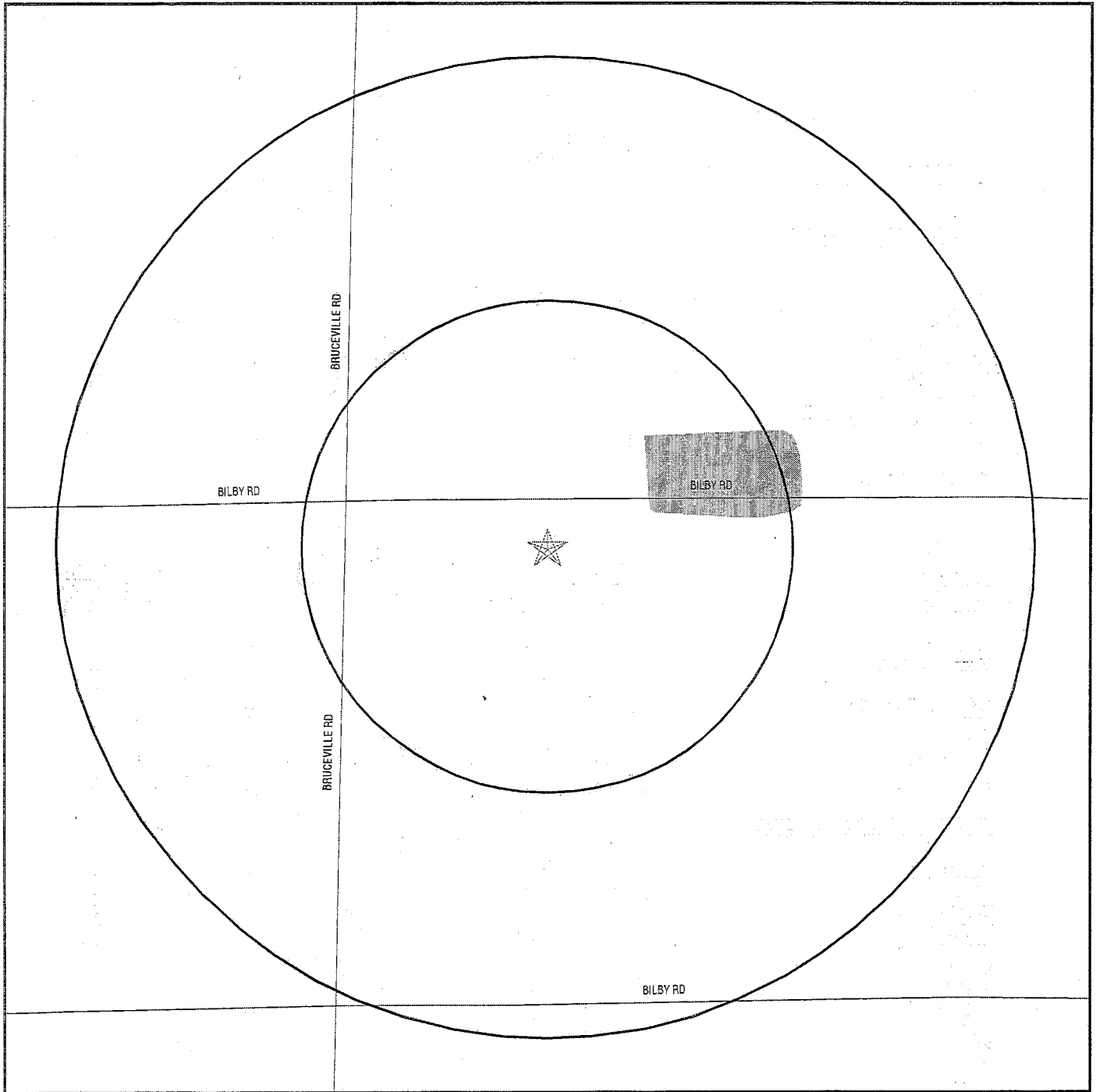


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▩ Landfill Sites
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▩ 500-year flood zone
- ▩ Wetlands
- ▩ Areas of Concern



TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP: LAT/LONG:	Saca Bilby Property Bilby Road/Bruceville Road Elk Grove CA 95758 38.3829 / 121.4154	CUSTOMER: CONTACT: INQUIRY #: DATE:	Engeo Bryan C. Yates 0895789.1r December 10, 2002 7:41 pm
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DETAIL MAP - 0895789.1r - Engeo



☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Coal Gasification Sites

♣ Sensitive Receptors

☒ National Priority List Sites

☒ Landfill Sites

⚡ Power transmission lines

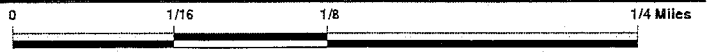
⚡ Oil & Gas pipelines

▨ 100-year flood zone

▨ 500-year flood zone

▨ Wetlands

▨ Areas of Concern



TARGET PROPERTY: Saca Bilby Property
 ADDRESS: Bilby Road/Bruceville Road
 CITY/STATE/ZIP: Elk Grove CA 95758
 LAT/LONG: 38.3829 / 121.4154

CUSTOMER: Engeo
 CONTACT: Bryan C. Yates
 INQUIRY #: 0895789.1r
 DATE: December 10, 2002 7:41 pm

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
Sacramento Co. CS		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST		TP	NR	NR	NR	NR	NR	0
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
HAZNET		0.250	0	0	NR	NR	NR	0
Sacramento Co. ML		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELK GROVE	S104573703	P G & E	SE CRNR OF ELK GROVE BLVD/HWY 5 1 MI	95758	HAZNET
ELK GROVE	S104549126	LAGUNA STONELAKE ELEMENTARY #34-PROPOSED	LOT F, LAGUNA STONELAKE DEVELOPMENT	95758	Cal-Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/24/02

Date Made Active at EDR: 12/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 11/04/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 6

Telephone: 214-655-6659

EPA Region 3

Telephone 215-814-5418

EPA Region 8

Telephone: 303-312-6774

EPA Region 4

Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 10/24/02

Date Made Active at EDR: 12/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 11/04/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/15/02

Date Made Active at EDR: 10/28/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/23/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 09/23/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/15/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/03/02
Elapsed ASTM days: 25
Date of Last EDR Contact: 09/23/02

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/02/02
Date Made Active at EDR: 07/15/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/06/02
Elapsed ASTM days: 70
Date of Last EDR Contact: 09/09/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 09/24/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 10/28/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 09/16/02
Date of Next Scheduled EDR Contact: 12/16/02

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01
Database Release Frequency: Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/10/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/10/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/09/02

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 09/24/02
Date of Next Scheduled EDR Contact: 12/23/02

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 09/09/02
Date of Next Scheduled EDR Contact: 12/09/02

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 04/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/02
Date of Next Scheduled EDR Contact: 12/23/02

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 10/22/02
Date of Next Scheduled EDR Contact: 01/20/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/02
Date of Next Scheduled EDR Contact: 12/23/02

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 10/04/02
Date Made Active at EDR: 10/23/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 10/07/02
Elapsed ASTM days: 16
Date of Last EDR Contact: 10/07/02

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 10/01/00
Date Made Active at EDR: 11/22/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/30/00
Elapsed ASTM days: 23
Date of Last EDR Contact: 10/08/02

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94
Date Made Active at EDR: 04/24/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/13/95
Elapsed ASTM days: 42
Date of Last EDR Contact: 11/25/02

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information

Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 10/28/02

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board

Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/21/02

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 11/04/02

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/13/02
Date Made Active at EDR: 10/08/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02
Elapsed ASTM days: 22
Date of Last EDR Contact: 09/16/02

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 09/11/02

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-341-5740

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/11/02
Date Made Active at EDR: 09/03/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/18/02
Elapsed ASTM days: 47
Date of Last EDR Contact: 10/11/02

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA UST:

UST: Active UST Facilities

Source: SWRCB

Telephone: 916-341-5700

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/17/02

Date Made Active at EDR: 02/12/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/21/02

Elapsed ASTM days: 22

Date of Last EDR Contact: 10/16/02

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/10/02

Date Made Active at EDR: 10/23/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/14/02

Elapsed ASTM days: 9

Date of Last EDR Contact: 10/14/02

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5700

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-227-4382

Registered Aboveground Storage Tanks.

Date of Government Version: 05/21/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02

Date of Next Scheduled EDR Contact: 02/03/03

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control

Telephone: 916-225-0873

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes:

power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/18/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 09/16/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/02
Date of Next Scheduled EDR Contact: 12/23/02

DEED: List of Deed Restrictions

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 10/04/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 11/12/02
Date of Next Scheduled EDR Contact: 02/10/03

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 07/12/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 06/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/05/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/31/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/12/02
Date of Next Scheduled EDR Contact: 02/10/03

KERN COUNTY:

Underground Storage Tank Sites & Tanks Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 01/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 11/21/02
Date of Next Scheduled EDR Contact: 02/17/03

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-607-2239

Date of Government Version: 08/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 05/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 08/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 09/16/02
Date of Next Scheduled EDR Contact: 12/16/02

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 08/29/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/29/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 08/06/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/30/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/09/02

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/09/02

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/09/02

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/22/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/23/02
Date of Next Scheduled EDR Contact: 12/23/02

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/26/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 06/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/27/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/10/02

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/31/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/09/02
Date of Next Scheduled EDR Contact: 01/06/03

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 09/16/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/09/02

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 09/16/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/09/02

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 10/28/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/14/02
Date of Next Scheduled EDR Contact: 01/13/03

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 07/23/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 01/03/02
Database Release Frequency: Annually

Date of Last EDR Contact: 09/10/02
Date of Next Scheduled EDR Contact: 12/09/02

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/17/02
Date of Next Scheduled EDR Contact: 12/16/02

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/17/02
Date of Next Scheduled EDR Contact: 12/16/02

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 11/29/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 07/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/06/03

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/16/02
Date of Next Scheduled EDR Contact: 12/16/02

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/02
Date of Next Scheduled EDR Contact: 01/13/03

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/13/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/16/02
Date of Next Scheduled EDR Contact: 12/16/02

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 10/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 07/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/02
Date of Next Scheduled EDR Contact: 01/13/03

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 08/19/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 08/09/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 01/02/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 10/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02
Date of Next Scheduled EDR Contact: 12/30/02

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 07/23/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/02
Date of Next Scheduled EDR Contact: 01/13/03

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/19/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/02
Date of Next Scheduled EDR Contact: 01/27/03

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 07/19/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/09/02
Date of Next Scheduled EDR Contact: 01/06/03

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 06/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 03/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

SACA BILBY PROPERTY
BILBY ROAD/BRUCEVILLE ROAD
ELK GROVE, CA 95758

TARGET PROPERTY COORDINATES

Latitude (North):	38.382900 - 38° 22' 58.4"
Longitude (West):	121.415398 - 121° 24' 55.4"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	638404.8
UTM Y (Meters):	4249282.0

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2438121-D4 FLORIN, CA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General SW

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
SACRAMENTO, CA

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 0602620320D

Additional Panels in search area: 0602620450C

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
FLORIN

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Status: Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era:	Cenozoic	Category:	Stratified Sequence
System:	Quaternary		
Series:	Quaternary		
Code:	Q (decoded above as Era, System & Series)		

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

*©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: silt loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic conductivity, wet state high in the profile. Depth to water table is 3 to 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 6.50 Min: 5.60
2	16 inches	19 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COURSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 7.30 Min: 6.10
3	19 inches	28 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.06 Min: 0.01	Max: 7.80 Min: 6.10
4	28 inches	60 inches	indurated	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00
5	60 inches	70 inches	stratified	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 0.20 Min: 0.06	Max: 7.80 Min: 6.10

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

- Soil Surface Textures: clay
sandy loam
clay loam
loam
silty clay
- Surficial Soil Types: clay
sandy loam
clay loam
loam
silty clay
- Shallow Soil Types: clay loam
clay
silty clay loam
loam
indurated
- Deeper Soil Types: cemented
silty clay loam
clay loam
sandy loam
sandy clay loam
weathered bedrock

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-------------------------

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

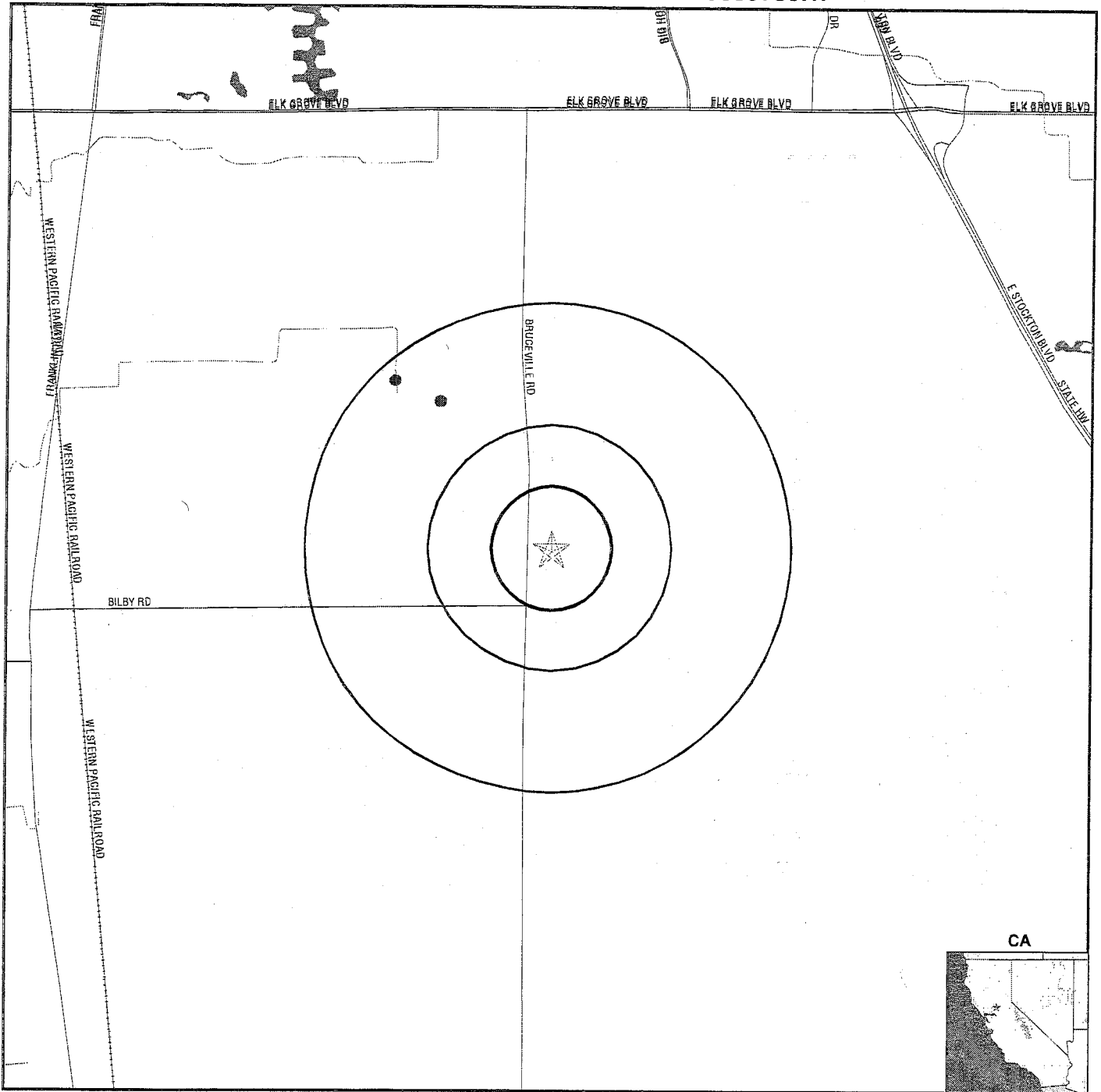
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

STATE OIL/GAS WELL INFORMATION

DISTANCE FROM TP (Miles)
1/2 - 1 Mile NW

DISTANCE FROM TP (Miles)
1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 0895789.1r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons

- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data
- Oil, gas or related wells

No contour lines were detected within this map area.

TARGET PROPERTY:	Saca Bilby Property	CUSTOMER:	Engco
ADDRESS:	Bilby Road/Bruceville Road	CONTACT:	Bryan C. Yates
CITY/STATE/ZIP:	Elk Grove CA 95758	INQUIRY #:	0895789.1r
LAT/LONG:	38.3829 / 121.4154	DATE:	December 10, 2002 7:42 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Direction
Distance

Database FDR ID Number

NW
1/2 - 1 Mile

OIL_GAS CA00003183

NW
1/2 - 1 Mile

CA OIL/GAS CA00003183

Well Number: 1
API Number: 06700040
Latitude: 38.39284
Region: 6
Section: 09
Range: 05E
Base and Meridian: Mount Diablo
Spud Date: 8/17/1962

Status: Plugged and abandoned-dry hole
Operator: Milon L. Johnston, Operator
Longitude: -121.42594
Lease: Jillson
Township: 06N
Map Number: 614
Total Depth: 8118.00000
Abandonment Date: 8/26/1962

NW
1/2 - 1 Mile

OIL_GAS CA00003184

NW
1/2 - 1 Mile

CA OIL/GAS CA00003184

Well Number: 1
API Number: 06700041
Latitude: 38.39161
Region: 6
Section: 10
Range: 05E
Base and Meridian: Mount Diablo
Spud Date: 3/10/1962

Status: Plugged and abandoned-dry hole
Operator: Milon L. Johnston, Operator
Longitude: -121.42271
Lease: Atkinson
Township: 06N
Map Number: 614
Total Depth: 7460.00000
Abandonment Date: 10/1/1987

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for SACRAMENTO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for SACRAMENTO COUNTY, CA

Number of sites tested: 52

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.665 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.200 pCi/L	100%	0%	0%
Basement	8.350 pCi/L	50%	50%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services
Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation
Telephone: 916-323-1779

RADON

Area Radon Information

Source: USGS
Telephone: 303-202-4210

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 202-564-9370

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

APPENDIX B

Environmental Site Assessment Questionnaire

ENGEO
INCORPORATED
2401 Crow Canyon Road
Suite 200
San Ramon, CA 94583
(925) 838-1800
Fax (925) 838-7425

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

To evaluate the potential for environmentally related concerns associated with the property in question, we require the following information prior to the site walkover. In most cases, this information is crucial to the formulation of a competent site assessment plan so your prompt cooperation is appreciated.

1. Contact person at law, lending or insurance firm and telephone number.
John SACA
(916) 720-0400
2. Contact person at property in question (if appropriate) and telephone number. Is there a local contractor we should contact?
NONE
3. Present property owner, date of acquisition, deed number and those known to be in the chain of title. Is a chain-of-title available? If so, from whom?
John SACA & DAVID SACA
PURCHASED IN 1996
4. Property acreage and lot numbers (if appropriate), including tax map identification.
25 AC +-
APN # BR-005-065
5. Are site plans, as-builts, or other property maps available? If so, from whom?
NONE
6. Present use of property and intended use.
VACANT LAND. AGRICULTURE
INTENDED TO BE LOW DENSITY RESIDENTIAL.
7. Knowledge of past use of property.
NONE
8. Neighboring property uses.
VACANT

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

9. Is the *property* or any *adjoining property* used for an industrial use? Yes No Unknown
10. To the best of your knowledge, has the *property* or any *adjoining property* been used for an industrial use in the past? Yes No Unknown
11. Is the *property* or any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? Yes No Unknown
12. To the best of your knowledge has the *property* or any *adjoining property* been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? Yes No Unknown
13. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the *property* or at the facility? Yes No Unknown
14. Are there currently, or to the best of your knowledge have been previously, any industrial *drums* (typically 55 gal) or sacks of chemicals located on the *property* or at the facility? Yes No Unknown
15. Has *fill dirt* been brought onto the property that originated from a contaminated site or that is of an unknown origin? Yes No Unknown
16. Are there currently, or to the best of you knowledge have there been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal? Yes No Unknown
17. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the *property*? Yes No Unknown
18. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the *property*? Yes No Unknown
19. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*? Yes No Unknown
20. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors? Yes No Unknown
21. Are there any domestic, irrigation or monitoring wells on the property? Yes No Unknown
22. If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency? Yes No Unknown

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Page 3

- | | | | |
|---|-----|-------------------------------------|--|
| 23. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? | Yes | <input checked="" type="radio"/> No | Unknown |
| 24. Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property? | Yes | <input checked="" type="radio"/> No | Unknown |
| 25. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? | Yes | <input checked="" type="radio"/> No | Unknown |
| 26. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? | Yes | <input checked="" type="radio"/> No | Unknown |
| 27. Is there an active or abandoned on-site septic system in place? | Yes | <input checked="" type="radio"/> No | Unknown |
| 28. Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system? | Yes | <input type="radio"/> No | <input checked="" type="radio"/> Unknown |
| 29. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property? | Yes | <input checked="" type="radio"/> No | Unknown |
| 30. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? | Yes | <input checked="" type="radio"/> No | Unknown |

John SACA
Preparer Name

SACA DEVELOPMENT
Company

OWNER
Title

12/12/2002
Date

APPENDIX C

Title Report



FIRST AMERICAN TITLE COMPANY

First Look Checklist

Please call your Escrow Officer if your answer is Yes to any of the following questions:

- *Are your principals using a Power of Attorney?*
 - *Are any of the parties in the title incapacitated or deceased?*
 - *Has a change in marital status occurred for any of the Principals?*
 - *Will the property be transferred to a new Trust, Partnership, or Corporation?*
 - *Do the sellers of the property reside outside of California?*
 - *Is the property the subject to an exchange?*
 - *Are you currently making child or spousal support payments?*
-

Remember, all parties signing documents must have a valid photo ID or Drivers License for a notarial acknowledgement.

***THANK you for helping
First American Title Company
Serve you better***



First American Title
1386 Lead Hill Blvd., Suite 100

Bayless Properties, Inc.
1425 River Park Drive., Suite 201
Sacramento, CA 95815

Title Officer: Dave Pratt
Phone: (916) 218-3700

Buyer: Production Homes, Inc.

Owner: Saca

Property: No Situs Address
Elk Grove, California

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of November 08, 2002 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Owner's Policy (10-17-92) with Regional Exceptions (Standard Coverage)

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

John P. Saca, a single man, as to an undivided 1/2 interest and David J. Saca, a single man, as to an undivided 1/2 interest, as tenants in common

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2002-2003.

First Installment:	\$1,360.28, DUE
Penalty:	\$136.03
Second Installment:	\$1,360.28, DUE
Penalty:	\$146.03
Tax Rate Area:	07-001
A. P. No.:	132-0050-065-000
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any unpaid amounts owing for utilities, of record or not, due to the County of Sacramento and/or any of the following cities. Amounts may be ascertained by contacting the County of Sacramento at (916) 875-5555, the City of Sacramento at (916) 264-5454, the City of Folsom at (916) 355-7200, or the City of Galt at (209) 745-2961.
4. Rights of the public in and to that portion of the land lying within any public road.
5. Rights of parties in possession.

6. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
7. Water rights, claims or title to water, whether or not shown by the public records.
8. Prior to the issuance of any policy of title insurance, the Company will require:

The requirement that evidence be provided that there are no commitment statements in effect under the Environmental Responsibility Acceptance Act Civil Code Section 850 et seq. with respect to the land.

The Company's Owner's Affidavit must be completed and submitted prior to close in order to satisfy this requirement.

INFORMATIONAL NOTES

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial known as No Situs Address, Elk Grove, California.
2. According to the public records, there has been no conveyance of the land within a period of twelve months prior to the date of this report, except as follows:

None
3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
4. Basic rate applies.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Sacramento, State of California, described as follows:

The West one-half of Tract 1006 and all of Tract 1007, as shown on the Official Plat of "H.J. Goethe Company's Colony No. 10", recorded August 17, 1903, in Book 5 of Maps, Map No. 22, Records of said County.

Excepting therefrom Parcel 1, as shown on the Parcel Map "The West 1/2 of Tract 1006 and all of Tract 1007 of the Plat of H.J. Goethe Company's Colony No. 10", recorded in the Office of the County Recorder, on March 3, 1998, in Book 104 of Parcel Maps, at Page 27.

APN: 132-0050-065-000

NOTICE I

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

NOTICE II

As of January 1, 1991, if the transaction which is the subject of this report will be a sale, you as a party to the transaction, may have certain tax reporting and withholding obligations pursuant to the state law referred to below:

In accordance with Sections 18662 and 18658 of the Revenue and Taxation Code, a buyer may be required to withhold an amount equal to three and one-third percent of the sales price in the case of the disposition of California real property interest by either:

1. A seller who is an individual with a last known street address outside of California or when the disbursement instructions authorize the proceeds be sent to a financial intermediary of the seller, OR
2. A corporate seller which has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000), OR
2. The seller executes a written certificate, under the penalty of perjury, certifying that the seller is a resident of California, or if a corporation, has a permanent place of business in California, OR
3. The seller, who is an individual, executes a written certificate, under the penalty of perjury, that the California real property being conveyed is the seller's principal residence (as defined in Section 1034 of the Internal Revenue Code).

The seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

The California statutes referenced above include provisions which authorize the Franchise Tax Board to grant reduced withholding and waivers from withholding on a case-by-case basis.

The parties to this transaction should seek an attorney's, accountant's, or other tax specialist's opinion concerning the effect of this law on this transaction and should not act on any statements made or omitted by the escrow or closing officer.

The Seller May Request a Waiver by Contacting:
Franchise Tax Board
Withhold at Source Unit
P.O. Box 651
Sacramento, CA 95812-0651
(916) 845-4900

**EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy; (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL
TITLE INSURANCE POLICY - 1987
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

* land use	* land division
* improvements on the land	* environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - * in streets, alleys, or waterways that touch your land
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998 ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation), 15 (Building Permit), 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:

a. building	b. zoning
c. land use	d. improvements on the land
e. land division	f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8,d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE WITH EAGLE PROTECTION ADDED

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (this paragraph (d) does not limit the coverage provided under insuring provisions 7, 8, 16, 17, 19, 20, 21, 23, 24 and 25); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon:
 - (a) usury, except as provided under insuring provision 10 of this policy; or
 - (b) any consumer credit protection or truth in lending law.
6. Taxes or assessments of any taxing or assessment authority which become a lien on the Land subsequent to Date of Policy.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.
8. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided under insuring provision 7.
9. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification.
 This exclusion does not limit the coverage provided under insuring provision 7.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE.

13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH EAGLE PROTECTION ADDED WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Part Two:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE

This map may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability of loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

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H.J. GOETHE COMPANY'S
COLONY NUMBER 10, IN
SACRAMENTO CAL.

SHOWING TRACTS IN THE S.E. 1/4 OF SEC. 10,
T. 6. N. R. 5. E. M. D. B. 11 M.

Each tract shows acreage exclusive of roadways. Sites are set of points marked thereon. I hereby certify that this is a true and correct plat of the H.J. GOETHE COMPANY'S COLONY NO. 10 as the same was surveyed and subdivided for me on May 18, 1900.

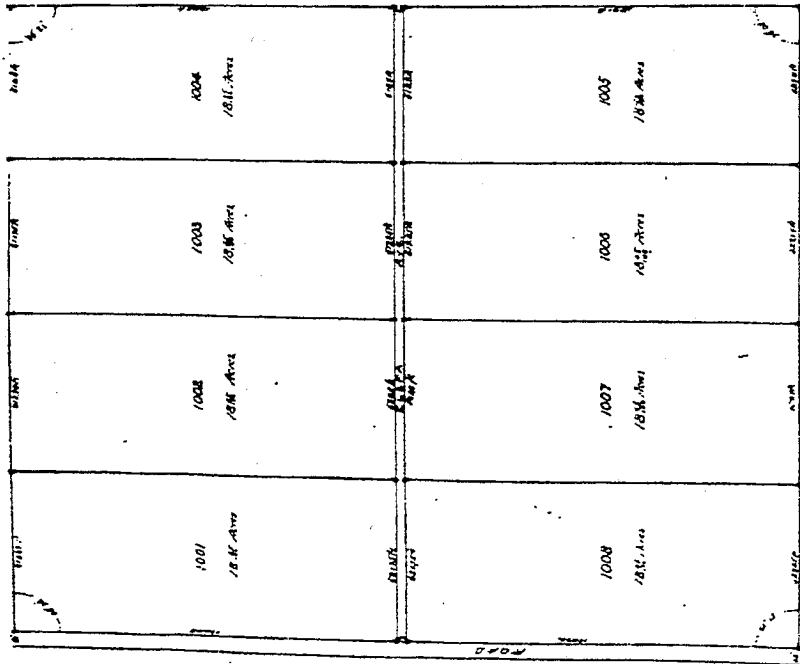
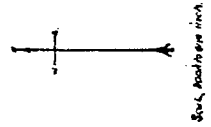
W. J. Thompson
Surveyor

H. J. GOETHE COMPANY
BY: [Signature]

State of California (County of Sacramento) ss. On this 18th day of August 1900 before me Benjamin J. Driver, a Notary Public, in and for the County of Sacramento, personally appeared W. J. Thompson, the Vice President of the H. J. GOETHE COMPANY, a corporation, and acknowledged to me that the corporation he so named is the lawful and authorized agent of the H. J. Goethe Company, and that he is the Vice President of the same. In Witness Whereof, I have hereunto set my hand and official seal of my office in the County of Sacramento, this 18th day of August 1900.

Benjamin J. Driver
Notary Public

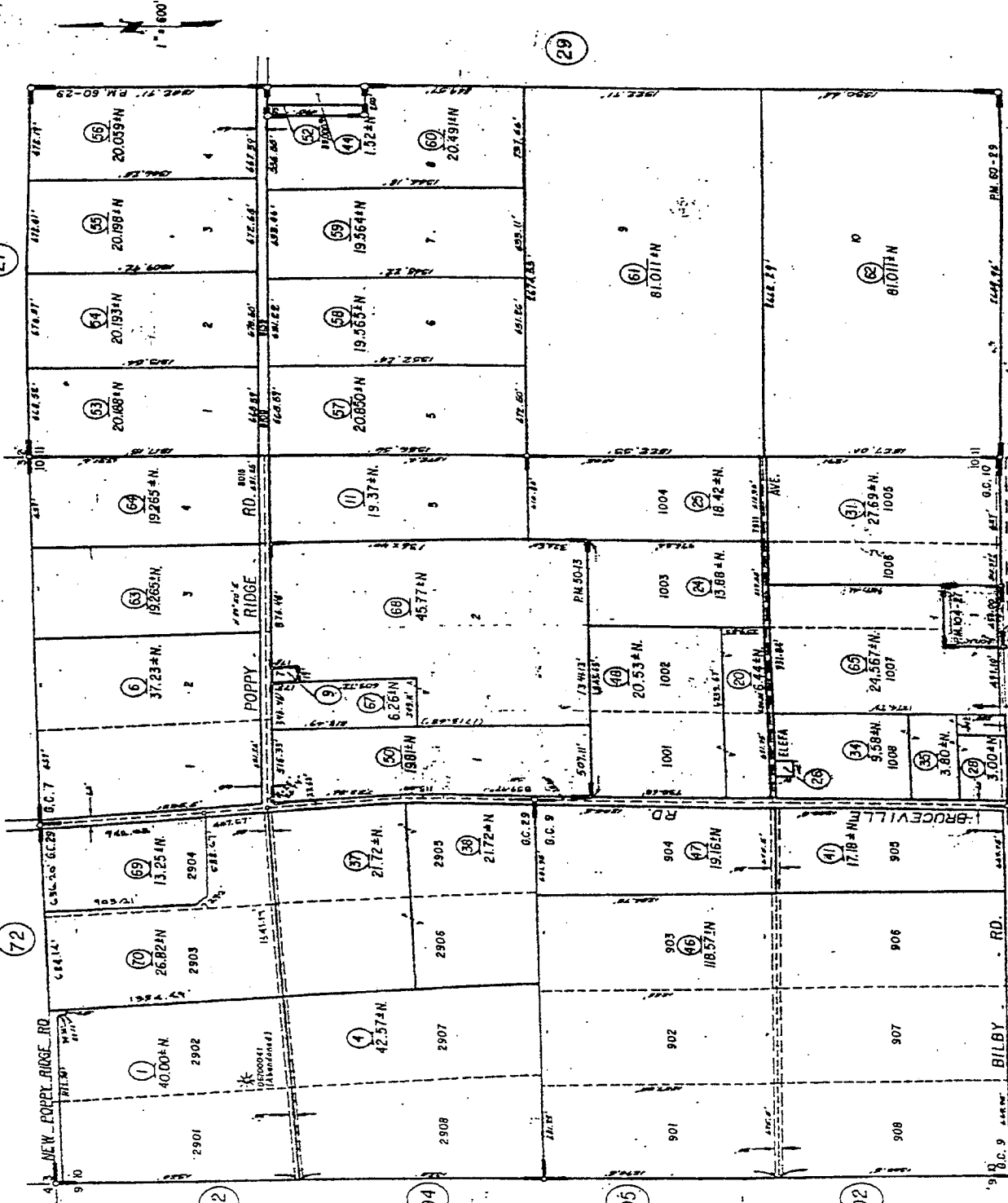
FILED AT REQUEST OF
H. J. Goethe Co.
1400 N. First Street
SACRAMENTO, CALIF.
J. A. [Signature]
Notary Public



This map may or may not be a survey of the land depicted hereon. First American express! claims any liability of loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

132-05

SEC. 10, & W 1/2 SEC 11, T. 6N., R. 5E., M.D.B. & M.



Assessor's Map Bk. 132 Pg. 05
County of Sacramento, Calif.

H.J. Goethe Colony No. 7 R.M. Bk. 5 Pg. 17
H.J. Goethe Colony No. 9 R.M. Bk. 5 Pg. 18
H.J. Goethe Colony No. 10 R.M. Bk. 5 Pg. 22
H.J. Goethe Colony No. 29 R.M. Bk. 5 Pg. 51



First American Title Company

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Appendix 2

- **Biological Resources Report; Duckett Ranch,
Jurisdictional Delineation and Special
Status Species Evaluation; Easley
Property**
- **Arborist Report**
- **Jurisdictional Delineation and Special Status
Species Evaluation; Saca-Bilby 25
Property**

BIOLOGICAL RESOURCES REPORT

DUCKETT RANCH

GIBSON & SKORDAL, LLC
Wetland Consultants
2277 Fair Oaks Blvd., Suite 395
Sacramento, California 95825

BIOLOGICAL RESOURCES REPORT

DUCKETT RANCH

SACRAMENTO COUNTY, CALIFORNIA

JUNE 2003

Prepared For:

***MERITAGE HOMES
1544 Eureka Road, Suite 150
Roseville, California 95661***

Prepared By:

***GIBSON & SKORDAL, LLC
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INTRODUCTION

The purpose of this report is to present the results of a jurisdictional delineation and special status species evaluation conducted for the Duckett Ranch property.

LOCATION

The study area is an approximately 40-acre parcel located west of Highway 99, south of Elk Grove Boulevard approximately 1/2 mile east of Bruceville Road in Elk Grove, California. It is situated immediately south of Poppy Ridge Road in the Laguna Ridge Specific Plan area. It lies in the northeast 1/4 of Section 10, Township 6 North, and Range 5 East. Figure 1 is a vicinity map.

METHODOLOGY

Field studies were conducted on May 5, 2003 to delineate potential waters of the United States including wetlands and evaluate special status species habitats. All potential wetlands and other waters were investigated in the field by Gibson & Skordal, LLC (G&S) utilizing a Trimble GPS data logger with sub-meter accuracy. G&S prepared the delineation map from the GPS field data using GIS (ArcMap) software.

The "**Corps of Engineers Wetlands Delineation Manual**"¹ was used as the standard of determining whether specific areas are wetlands potentially subject to regulation under Section 404 of the Clean Water Act. Corps of Engineers' regulations (33 CFR 328) was used to determine the presence of waters of the United States other than wetlands. The "**National List of Plant Species That Occur in Wetlands: California (Region 0)**"² was used to determine the wetland indicator status of plants observed in the study area. The "**Soil Survey of Sacramento County, California**"³ was used to evaluate soil mapping in the study area.

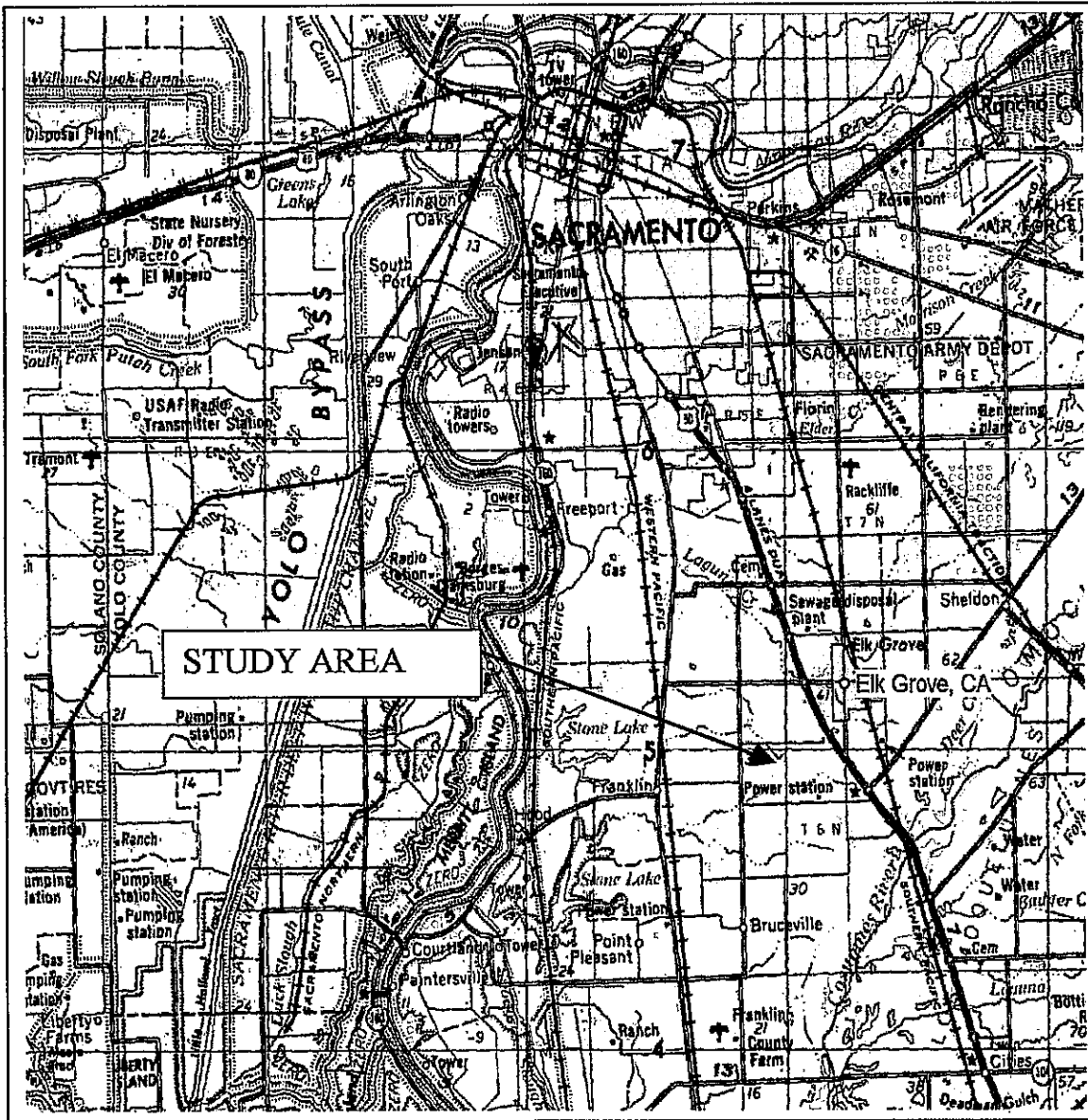
Detailed data on vegetation, soils, and hydrology characteristics was taken in the field. Data forms documenting the basis for determining which areas are wetland or upland are provided in Appendix A. The delineation map in Appendix B shows the locations for these data points.

¹ Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station. Vicksburg, Miss.

² Reed, P.B. 1988. National List of Plant Species That Occur In Wetlands: California (Region 0). Biological Report 88(26.10). May 1988. National Ecology Research Center, National Wetlands Inventory, U.S. Fish & Wildlife Service, St. Petersburg, Florida.

³ USDA, Soil Conservation Service. 1991. Soil Survey of Sacramento County, California.

FIGURE 1
VICINITY MAP



N.T.S



The special status species evaluation included those species that have been identified as having relative scarcity and/or declining populations by the United States Fish & Wildlife Service (FWS) or California Department of Fish & Game (CDFG). Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for Federal listing, and those considered Species of Concern by FWS or Species of Special Concern by CDFG. In addition to these, we also included those species considered to be "special animals" or "fully protected" by the CDFG and those plant species considered to be rare, threatened or endangered in California by the California Native Plant Society (CNPS).

In our evaluation, we considered those special status species documented by the California Natural Diversity Database (NDDDB) as occurring in the vicinity of the study area. A record search of the NDDDB was conducted for the Elk Grove and Florin 7.5 Minute USGS quadrangles to identify all documented sightings of special status species in the vicinity of the study area. In addition to these species, we included other special status species that may have some potential for occurring in the study area based on historical range data and/or the presence of suitable habitat.

GENERAL SITE CONDITIONS AND HABITATS

The study area is bordered by farmland and grazing pasture to the east, west, and south, and Poppy Ridge Road to the north. Two residences and associated out-structures are located within the study area. One residence is located near Poppy Ridge Road in the northern portion of the study area and the second is located in the southern portion of the study area. The land is actively dry-farmed for hay and is disked each summer. Historically, the site has been leveled and irrigated but it has not been irrigated within the last 14 years according to the current landowner.

The topography of the study area consists of level to nearly level terrain. There are no waterways, irrigation ditches or drainage ditches located within the study area. There is an excavated pit located near the southern residence but it does not pond water. It is discussed in more detail later in this report.

Soil mapping units within the study area include Galt clay, 0 to 2 percent slopes; San Joaquin silt loam, 0 to 3 percent slopes; and, San Joaquin-Galt complex, leveled, 0 to 3 percent slopes. A majority of the site is mapped as San Joaquin silt loam, 0 to 3 percent slopes. These are generally described as moderately deep, moderately well drained soils occurring in low terraces or within basins of low terraces. They include areas that were slightly cut or filled when they

were leveled, and other areas that have not been significantly altered or leveled. Although Galt and San Joaquin soils are not listed as hydric soils, they can have inclusions of hydric soils in topographic depressions and along drainageways. Figure 2 is a soils map.

The dominant plant community is a ruderal plant community that is mowed and disked each year for hay. The southern-most field is not actively farmed at the current time. The most common plant species occurring within the study area include oats (*Avena sativa*), soft chess (*Bromus mollis*), ripgut grass (*Bromus diandrus*), filaree (*Erodium botrys*) and vetch (*Vicia* sp.). The only trees located within the study area are located in close proximity to the two residences and along the eastern and western property boundaries. The trees occurring near the residences are largely ornamentals. There is a grove of eucalyptus trees (*Eucalyptus globulus*) located adjacent to and west of the western property boundary. Scattered valley oaks (*Quercus lobata*) are located along the eastern property boundary. A partial list of plants observed within the study area is attached as Appendix C.

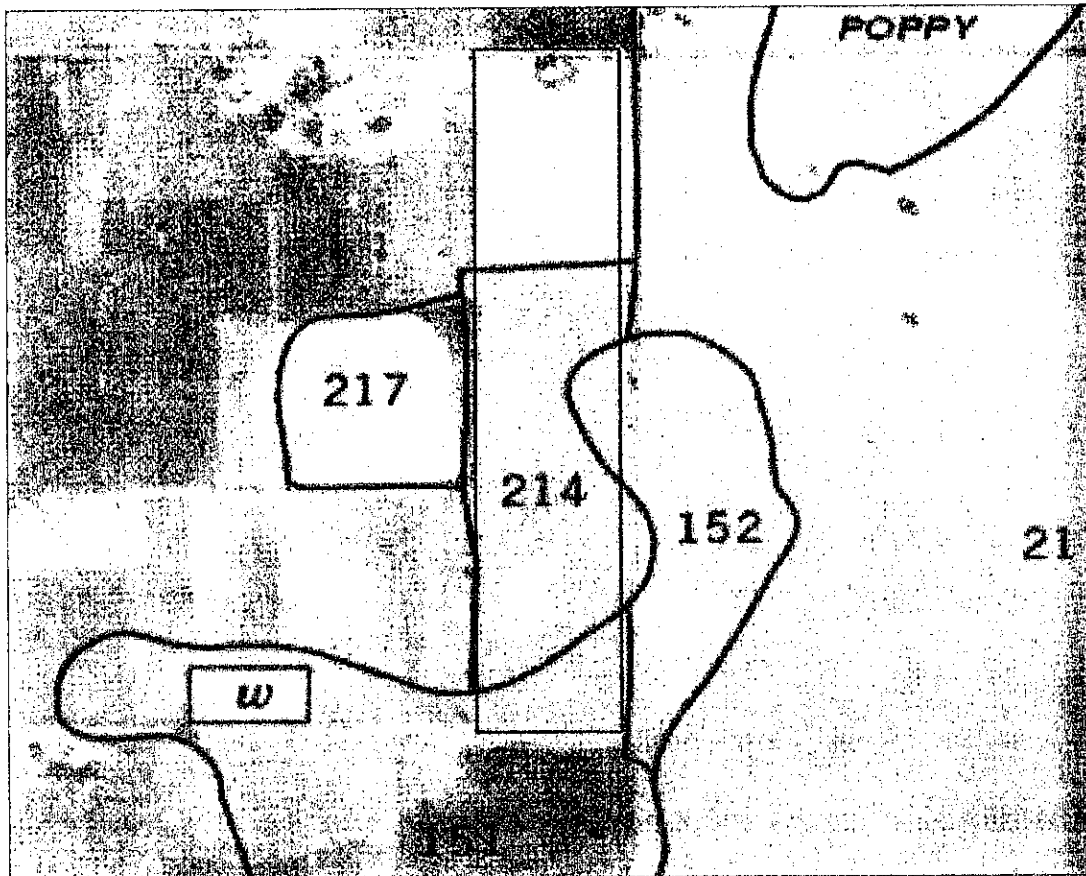
FINDINGS

Wetlands and Other Aquatic Resources

We did not delineate any wetlands or other aquatic resources within the study area. There is a linear depression located along the northern half of the western property boundary. This depression may be a relict of abandoned irrigation practices. This depression does not exhibit wetland hydrology or hydric soils and it does not support a hydrophytic plant community. It does not have an ordinary high water line nor does it exhibit other indicators that water flows or ponds within the depression. Data sheets 1, 2, 3, and 5 represent conditions within this depression.

An excavated depression exists adjacent to and west of the southern residence. According to the current property owner, this was originally constructed to serve as an irrigation pond but it was excavated too deep and as a result will not pond water. Our field observations are consistent with this. There are no indicators that water ponds within the depression. The plant community is dominated by upland species and the soil does not exhibit hydric characteristics. The current renter of the southern residence uses the excavated basin as an equestrian training arena. Data sheets 6 and 7 represent conditions within the excavated basin.

FIGURE 2
SOIL MAPPING UNITS



Source: Soil Survey of Sacramento County, California (SCS 1993)

<i>Number</i>	<i>Soil Name</i>	<i>Classification</i>
151	Galt Clay, 0-2% slopes	Typic Chromoxerert
214	San Joaquin Silt Loam, 0-3% slopes	Abruptic Durixeralf
217	San Joaquin-Galt Complex, leveled, 0-3% slopes	Durixeralf-Chromoxerert

Special Status Species

Table 1 lists the special status species that were evaluated including their listing status, habitat associations, and whether potential habitats occur in the study area. Of the twenty-two special status species evaluated in Table 1, seven species, including Swainson's hawk, giant garter snake, vernal pool fairy shrimp, vernal pool tadpole shrimp, valley elderberry longhorn beetle, Bogg's Lake hedge-hyssop, and slender orcutt grass, are Federal and/or State listed threatened and/or endangered species. The following is a discussion of special status species and their habitats relative to the study area.

Swainson's Hawk and Other Raptors. Swainson's hawk (*Buteo swainsoni*) is a raptor species currently listed as threatened in California by the CDFG. They typically nest in tall cottonwoods, valley oaks, or willows associated with riparian corridors, grassland, irrigated pasture and other cropland with a high density of rodents. The Central Valley population typically breeds and nests in late spring through early summer before migrating to Central America and South America for the winter.

Based on recent NDDDB sighting records, it is likely that the study area occurs within a 2 to 5 mile radius of active Swainson's hawk nests. Given this, the grassland habitat is potential foraging habitat for these hawks although we did not observe any Swainson's hawk actively foraging in the vicinity of the study area. Also, the larger valley oaks provide potential nesting habitat for Swainson's hawk as well as a variety of other tree-nesting raptors including white-tailed kite, great horned owl, red-tailed hawk, and Cooper's hawk. We did not observe any active raptor nests in any of these oaks during our field surveys. We did observe an active red-tailed hawk nest in the grove of eucalyptus trees located immediately west of the study area.

Burrowing owl (*Athene cunicularia*) is a ground nesting raptor species that is afforded protection by CDFG as a species of special concern due to potentially declining populations in the Central Valley of California. They typically inhabit open grassland habitats where they nest in abandoned ground squirrel burrows and other nesting cavities associated with raised mounds, levees, or soft berm features. We did not observe any burrowing owls within the study area.

Tricolored Blackbird. Tricolored blackbirds (*Agelaius tricolor*) are afforded protection by CDFG as a species of special concern due to declining populations in the region. They are colonial nesters preferring to nest in dense stands of cattails and/or bullrush, but they also commonly nest in blackberry thickets associated with drainages, ditches, and canals. There have been a number of documented sightings of tricolored blackbird nesting colonies in the general

TABLE 1

EVALUATION OF SPECIAL STATUS SPECIES HABITATS

	State Status	Federal Status	CNPS Listing (plants)	Habitat Association	Potential Habitat In Study Area
Birds					
<i>Accipiter cooperi</i> (Cooper's hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes, foraging only
<i>Agelaius tricolor</i> (tricolored blackbird)	Species of Special Concern	Species of Concern		Colonial nester in cattails, bullrush, or blackberries associated with marsh habitats.	No
<i>Ardea alba</i> (great egret)	CDFG-Special Animals	None		Rivers, streams, lakes, marsh and other aquatic habitats.	No
<i>Ardea herodias</i> (great blue heron)	CDFG-Special Animals	None		Rivers, streams, lakes, marsh and other aquatic habitats.	No
<i>Athene cunicularia</i> (burrowing owl)	Species of Special Concern	Species of Concern		Nests in abandoned ground squirrel burrows associated with open grassland habitats.	Yes, but none were observed during survey.
<i>Buteo swainsoni</i> (Swainson's hawk)	Threatened	None		Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Yes, foraging only
<i>Circus cyaneus</i> (northern harrier)	Species of Special Concern	None		Forages in open grasslands, nests on ground in shrubby vegetation.	Yes, foraging only
<i>Elanus leucurus</i> (white-tailed kite)	Fully Protected	None		Nests riparian zones associated w/streams, rivers, ponds, or other wetlands. Forages in nearby grassland and fields.	Yes, but no nests were observed in survey.

TABLE 1

EVALUATION OF SPECIAL STATUS SPECIES HABITATS

<i>Eremophila alpestris actia</i> (California horned lark)	Species of Special Concern	None		Forages in open grasslands and fields.	Yes
Amphibians & Reptiles					
<i>Ambystoma trigrinum californiense</i> (California tiger salamander)	Species of Special Concern	Candidate		Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	No
<i>Clemmys marmorata</i> (western pond turtle)	Species of Special Concern	Species of Concern		Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	No
<i>Thamnophis gigas</i> (giant garter snake)	Threatened	Threatened		Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	No
Invertebrates					
<i>Branchinecta lynchi</i> (vernal pool fairy shrimp)	None	Threatened		Vernal pools and seasonal wetlands	No
<i>Branchinecta mesovallensis</i> (midvalley fairy shrimp)	None	Proposed		Vernal pools and seasonal wetlands	No
<i>Desmocerus californicus dimorphus</i> (valley elderberry longhorn beetle)	None	Threatened		Dependent upon elderberry plant (<i>Sambucus mexicana</i>) as primary host species	No
<i>Lepidurus packardii</i> (vernal pool tadpole shrimp)	None	Endangered		Vernal pools and seasonal wetlands	No
<i>Lindnerella occidentalis</i> (California linderella)	None	None		Vernal pools and seasonal wetlands	No

TABLE 1

EVALUATION OF SPECIAL STATUS SPECIES HABITATS

Plants						
Plants	None	None	CNPS-2	Vernal pools	No	No
<i>Downingia pusila</i> (dwarf downingia)	None	None	CNPS-2	Vernal pools	No	No
<i>Gratiola heterosepala</i> (Bogg's Lake hedge-hyssop)	Endangered	None	CNPS-1B	Vernal pools and margins of lakes/ponds	No	No
<i>Legenere limosa</i> (legenere)	None	Species of Concern	CNPS-1B	Vernal pools	No	No
<i>Orcuttia tenuis</i> (slender orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	No	No
<i>Sagittaria sanfordii</i> (Sanford's arrowhead)	None	Species of Concern	CNPS-1B	Emergent marsh habitat, typically associated with drainages, canals, or irrigation ditches.	No	No

vicinity of the study area, but the precise locations have been excluded from NDDDB records for protection issues.

The absence of potential nesting habitat in the study would eliminate any reasonable potential for tricolored blackbirds to nest at the site. If they nested in the vicinity, the grasslands do provide suitable forage habitat. We did not observe any tricolored blackbirds in or adjacent to the study area.

California Tiger Salamander. The California tiger salamander (*Ambystoma trigrinum californiense*) is a Federal Candidate for formal listing and a California Species of Special Concern that breeds in vernal pool/swale complexes associated with grassland communities. There is no suitable habitat for California tiger salamander within the study area. Current and past land use including annual irrigation and disking have eliminated any reasonable potential for California tiger salamander to occur in the study area.

Giant Garter Snake. Giant garter snake (*Thamnophis gigas*) is designated as a Federal threatened and State threatened species afforded special protection by FWS and CDFG. The snakes are generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation. There is no suitable habitat for giant garter snake within the study area.

Valley Elderberry Longhorn Beetle. The valley elderberry longhorn beetle (*Desmocerus californicus*) is a Federal threatened species that is dependent upon the elderberry plant (*Sambucus sp.*) as a primary host species. Elderberry shrubs are a common component of riparian areas throughout the Sacramento Valley region, and they have been documented as occurring at numerous locations in the vicinity of the study area.

There are no elderberry bushes within the study area. Based on the absence of elderberry shrubs in the study area, there is no potential for elderberry longhorn beetle to occur at the site.

Vernal Pool Branchiopods. Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*) have been documented as occurring in Elk Grove and Florin USGS quadrangles. Other non-listed branchiopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*).

The branchiopod species listed above are generally restricted to vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring. These habitats do not exist within the study area.

Special Status Plants. Special status plant species identified on the NDDDB as occurring in the Elk Grove and Florin USGS quadrangle area includes dwarf downingia (*Downinia pusila*), Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), legenere (*Legenere limosa*), slender orcutt grass (*Orcuttia tenuis*), and Sanford's arrowhead (*Sagittaria sanfordii*). Dwarf downingia, legenere, Bogg's Lake hedge-hyssop, and slender orcutt grass are all strongly associated with vernal pools and other seasonally ponded wetlands. These habitats do not exist within the study area.

Sanford's arrowhead (*Sagittaria sanfordii*) is a special status plant that generally occurs in deep aquatic habitats associated with drainages, canals, and larger ditches that sustain inundation into early summer. These habitats do not exist within the study area.

APPENDIX A

DATA FORMS

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>Elk Grove</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? <input type="radio"/> Yes <input checked="" type="radio"/> No Is the area a potential Problem Area? (If needed, explain on reverse.) <input type="radio"/> Yes <input checked="" type="radio"/> No	Community ID: <u>Fallow Grassland</u> Transect ID: _____ Data Point ID: <u>8</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associate (A)		
1. <u>Trifolium molle</u>	<u>H</u>	<u>FACU-</u>	9. _____	_____	_____
2. <u>Convolvulus arvensis</u>	<u>H</u>	<u>UPL</u>	10. _____	_____	_____
3. <u>Avena fatua</u>	<u>H</u>	<u>UPL</u>	11. _____	_____	_____
4. <u>Centaurea solstitialis</u>	<u>H</u>	<u>UPL</u>	12. _____	_____	_____
5. _____	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 0%

Remarks: _____

HYDROLOGY

Recorded Data (Describe in Remarks): <input type="checkbox"/> Streams, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits/Organic Detritus <input type="checkbox"/> Drainage Patterns in Wetlands Secondary Indicators (2 or more required): <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>No wetland hydrology indicators</u>	

SOILS

Map Unit Name
(Series and Phase): Gult Clay
Taxonomy (Subgroup): Chromoxerert

Drainage Class: Moderately well drained
Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0	10YR 3/3	—	—	Sandy loam

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: No hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks:

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>Elk Grove</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/> Is the area a potential Problem Area? Yes <input type="radio"/> No <input checked="" type="radio"/> (If needed, explain on reverse.)	Community ID: <u>Linear depression, grassland</u> Transect ID: _____ Data Point ID: <u>DPI</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associate (A)		
1. <u>Bromus mollis (D)</u>	<u>H</u>	<u>FACU-</u>	9. _____	_____	_____
2. <u>Lolium perenne (D)</u>	<u>H</u>	<u>FAC</u>	10. _____	_____	_____
3. <u>Hordeum bogotense (A)</u>	<u>H</u>	<u>UPL</u>	11. _____	_____	_____
4. <u>Avena sativa (A)</u>	<u>H</u>	<u>UPL</u>	12. _____	_____	_____
5. <u>Bromus diandrus (A)</u>	<u>H</u>	<u>UPL</u>	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 50% FAC

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks): ___ Streams, Lake, or Tide Gauge ___ Aerial Photographs ___ Other <input checked="" type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: ___ Inundated ___ Saturated in Upper 12 inches ___ Water Marks ___ Drift Lines ___ Sediment Deposits/Organic Detritus ___ Drainage Patterns in Wetlands Secondary Indicators (2 or more required): ___ Oxidized Root Channels in Upper 12 inches ___ Water-Stained Leaves ___ Local Soil Survey Data ___ FAC-Neutral Test ___ Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>No wetland hydrology indicators. No indicators of any ponding or flowing water</u>	

SOILS

Map Unit Name
(Series and Phase): San Joaquin silt loam

Drainage Class: Moderately Well-Drained
Field Observations

Taxonomy (Subgroup): Durixeralf

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0	10YR 4/4	—	—	loam

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: No hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks:

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>EIK Grove</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/> Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input type="radio"/> No <input checked="" type="radio"/>	Community ID: <u>Linear Depressional, grassland</u> Transect ID: _____ Data Point ID: <u>DP2</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Avena sativa (D)</u>	_____	_____	9. _____	_____	_____
2. <u>Lolium perenne (D)</u>	_____	_____	10. _____	_____	_____
3. <u>Hordeum leporinum (D)</u>	_____	_____	11. _____	_____	_____
4. <u>Bromus diandrus (A)</u>	_____	_____	12. _____	_____	_____
5. <u>Vicia villosa (A)</u>	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 33% FAC

Remarks: _____

HYDROLOGY

Recorded Data (Describe in Remarks): <input type="checkbox"/> Streams, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits/Organic Detritus <input type="checkbox"/> Drainage Patterns in Wetlands Secondary Indicators (2 or more required): <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>No wetland hydrology indicators.</u>	

SOILS

Map Unit Name (Series and Phase): San Joaquin silt loam Drainage Class: Moderately well-drained
 Taxonomy (Subgroup): Durixeralf Field Observations: _____
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0</u>	<u>10 YR 4/4</u>	<u>—</u>	<u>—</u>	<u>Sandy loam</u>

Hydric Soil Indicators:

<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretion in upper 3 inches
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils
<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)

Remarks: No hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input checked="" type="radio"/> No <input checked="" type="radio"/>	Is this Data Point Within a Wetland?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Wetland Hydrology Present?	Yes <input checked="" type="radio"/> No <input checked="" type="radio"/>		
Hydric Soils Present?	Yes <input checked="" type="radio"/> No <input checked="" type="radio"/>		

Remarks: _____

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>ELK GROVE</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/> Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input type="radio"/> No <input checked="" type="radio"/>	Community ID: <u>Linear depression, grassland</u> Transect ID: _____ Data Point ID: <u>DP3</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associate (A)		
1. <u>Lolium perenne (D)</u>	<u>H</u>	<u>FAC</u>	9. _____	_____	_____
2. <u>Bromus diandrus (D)</u>	<u>H</u>	<u>UPL</u>	10. _____	_____	_____
3. <u>Hordeum leporinum (D)</u>	<u>H</u>	<u>UPL</u>	11. _____	_____	_____
4. <u>Hordeum hystrix (A)</u>	<u>H</u>	<u>FAC</u>	12. _____	_____	_____
5. <u>Phalaris paradoxicus (A)</u>	<u>H</u>	<u>UPL</u>	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 33% FAC

Remarks:

HYDROLOGY

<p>Recorded Data (Describe in Remarks):</p> <p><input type="checkbox"/> Streams, Lake, or Tide Gauge</p> <p><input type="checkbox"/> Aerial Photographs</p> <p><input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> No Recorded Data Available</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input type="checkbox"/> Saturated in Upper 12 inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits/Organic Detritus</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p><input type="checkbox"/> Oxidized Root Channels in Upper 12 inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Field Observations:</p> <p>Depths of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: _____ (in.)</p> <p>Depth to Saturated Soil: _____ (in.)</p>	

Remarks: No wetland hydrology indicators.

SOILS

Map Unit Name (Series and Phase): San Jacinto silt loam Drainage Class: Moderately Well drained
 Taxonomy (Subgroup): Durixeralf Field Observations: _____
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0</u>	<u>10YR 3/3</u>	<u>—</u>	<u>—</u>	<u>Sandy loam</u>

- Hydric Soil Indicators:**
- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: No hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Remarks:

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>Elk Grove</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/> Is the area a potential Problem Area? Yes <input type="radio"/> No <input checked="" type="radio"/> (If needed, explain on reverse.)	Community ID: <u>Grassland</u> Transect ID: _____ Data Point ID: <u>DP 4</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Speices	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Avena sativa (D)</u>	_____	_____	9. _____	_____	_____
2. <u>Hordeum leporinum (D)</u>	_____	_____	10. _____	_____	_____
3. <u>Lolium perenne (D)</u>	_____	_____	11. _____	_____	_____
4. <u>Brassica nigra</u>	_____	_____	12. _____	_____	_____
5. <u>Convolvulus arvensis</u>	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 25% FAC

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks): ___ Streams, Lake, or Tide Gauge ___ Aerial Photographs ___ Other <input checked="" type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: ___ Inundated ___ Saturated in Upper 12 inches ___ Water Marks ___ Drift Lines ___ Sediment Deposits/Organic Detritus ___ Drainage Patterns in Wetlands Secondary Indicators (2 or more required): ___ Oxidized Root Channels in Upper 12 inches ___ Water-Stained Leaves ___ Local Soil Survey Data ___ FAC-Neutral Test ___ Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>This site shows as a slight depression on the survey map but there is no obvious depression in the field. No wetland hydrology indicators</u>	

SOILS

Map Unit Name (Series and Phase): San Joaquin Drainage Class: Moderately well-drained
 Field Observations
 Taxonomy (Subgroup): Durixeralf Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0	10YR 4/3	—	—	Sandy loam

Hydric Soil Indicators:

<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretion in upper 3 inches
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils
<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)

Remarks: No hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks:

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>Elk Grove</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Community ID: <u>linear depression, grassland</u> Transect ID: _____ Data Point ID: <u>DP5</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Lolium perenne (D)</u>	<u>H</u>	<u>FAC</u>	9. _____	_____	_____
2. <u>Plantago lanceolatum (A)</u>	<u>H</u>	<u>FAC-</u>	10. _____	_____	_____
3. <u>Hordeum leporinum (A)</u>	<u>H</u>	<u>UPL</u>	11. _____	_____	_____
4. _____	_____	_____	12. _____	_____	_____
5. _____	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 100% FAC

Remarks: _____

HYDROLOGY

<p>___ Recorded Data (Describe in Remarks):</p> <p>___ Streams, Lake, or Tide Gauge</p> <p>___ Aerial Photographs</p> <p>___ Other</p> <p><input checked="" type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p>Depths of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: _____ (in.)</p> <p>Depth to Saturated Soil: _____ (in.)</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p>___ Inundated</p> <p>___ Saturated in Upper 12 inches</p> <p>___ Water Marks</p> <p>___ Drift Lines</p> <p>___ Sediment Deposits/Organic Detritus</p> <p>___ Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p>___ Oxidized Root Channels in Upper 12 inches</p> <p>___ Water-Stained Leaves</p> <p>___ Local Soil Survey Data</p> <p>___ FAC-Neutral Test</p> <p>___ Other (Explain in Remarks)</p>
Remarks: <u>No wetland hydrology indicators</u>	

SOILS

Map Unit Name (Series and Phase): San Joaquin

Drainage Class: Moderately well drained
Field Observations

Taxonomy (Subgroup): durixeralt

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0	10YR3/3			

Hydric Soil Indicators:

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma Colors
- Concretion in upper 3 inches
- High Organic Content in Surface Layer in Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on Local Hydric Soils List
- Listed on National Hydric Soils List
- Other (Explain in Remarks)

Remarks: No hydric soil indicators.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	<input checked="" type="radio"/> Yes <input checked="" type="radio"/> No	Is this Data Point Within a Wetland?	Yes <input checked="" type="radio"/> No
Wetland Hydrology Present?	Yes <input checked="" type="radio"/> No		
Hydric Soils Present?	Yes <input checked="" type="radio"/> No		

Remarks:

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>Elk Grove</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/> Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input type="radio"/> No <input checked="" type="radio"/>	Community ID: <u>Bottom of excavated basin</u> Transect ID: _____ Data Point ID: <u>DP 6</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Panicum lanceolatum (D)</u>	<u>H</u>	<u>FAC-</u>	9. _____	_____	_____
2. <u>Bromus mollis (D)</u>	<u>H</u>	<u>FACU-</u>	10. _____	_____	_____
3. <u>Hordeum brystris (D)</u>	<u>H</u>	<u>FAC</u>	11. _____	_____	_____
4. <u>Catarrhen solstitialis</u>	<u>H</u>	<u>UPL</u>	12. _____	_____	_____
5. <u>Hordeum leporinum</u>	<u>H</u>	<u>UPL</u>	13. _____	_____	_____
6. <u>Cichorium intybus</u>	<u>H</u>	<u>UPL</u>	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-):

33% FAC

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <p><input type="checkbox"/> Streams, Lake, or Tide Gauge</p> <p><input type="checkbox"/> Aerial Photographs</p> <p><input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> No Recorded Data Available</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input type="checkbox"/> Saturated in Upper 12 inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits/Organic Detritus</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p><input type="checkbox"/> Oxidized Root Channels in Upper 12 inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Field Observations:</p> <p>Depths of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: _____ (in.)</p> <p>Depth to Saturated Soil: _____ (in.)</p>	

Remarks: Bottom is 8-10' below ground level. No wetland hydrology indicators.

SOILS

Map Unit Name (Series and Phase): San Joaquin

Drainage Class: Moderately well
Field Observations

Taxonomy (Subgroup): Durixeralf

Confirm Mapped Type? Yes No

Profile Description:

Excavated

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>0</u>	<u>10YR 3/3</u>	<u>—</u>	<u>—</u>	<u>sandy loam</u>

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks:

No hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks:

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>DUCKETT RANCH</u> Applicant/Owner: <u>Meritage Homes</u> Investigator(s): <u>T. Skordal & J. Gibson</u>	Date: <u>6/13/03</u> City/County: <u>Elk Grove</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the area a potential Problem Area? (If needed, explain on reverse.) <input checked="" type="radio"/> Yes <input type="radio"/> No	Community ID: <u>Bottom of Excavated Basin</u> Transect ID: _____ Data Point ID: <u>DP 7</u>

* see note on vegetation

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Convolvulus arvensis</u>	_____	<u>UPL</u>	9. _____	_____	_____
2. <u>Brassica campestris</u>	_____	<u>UPL</u>	10. _____	_____	_____
3. <u>Centaurea solstitialis</u>	_____	<u>UPL</u>	11. _____	_____	_____
4. <u>Lactuca serpylla</u>	_____	<u>FAC</u>	12. _____	_____	_____
5. <u>Hemizonia litchii</u>	_____	_____	13. _____	_____	_____
6. <u>Trifolium hirtum</u>	_____	<u>UPL</u>	14. _____	_____	_____
7. <u>Lolium perenne</u>	_____	<u>FAC</u>	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-).

see Remarks.

Remarks: Very sparse vegetation because the bottom is mowed and used as an equestrian arena. Because of this, we were not confident determining dominant species. Instead, we based our call on all species. Not hydrophytic plant community.

HYDROLOGY

Recorded Data (Describe in Remarks): <input type="checkbox"/> Streams, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits/Organic Detritus <input type="checkbox"/> Drainage Patterns in Wetlands Secondary Indicators (2 or more required): <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	

Remarks: No wetland hydrology indicators. No indicators of any ponding or slowly water. No ohw mark.

Map Unit Name (Series and Phase): Sucbagenon

Drainage Class: Moderately Well-Drained
Field Observations

Taxonomy (Subgroup): Durixalf

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0	10YR 3/3	—	—	Sandy loam

Excavated

Hydric Soil Indicators:

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma Colors
- Concretion in upper 3 inches
- High Organic Content in Surface Layer in Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on Local Hydric Soils List
- Listed on National Hydric Soils List
- Other (Explain in Remarks)

Remarks:

No Hydric Soil indicators.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

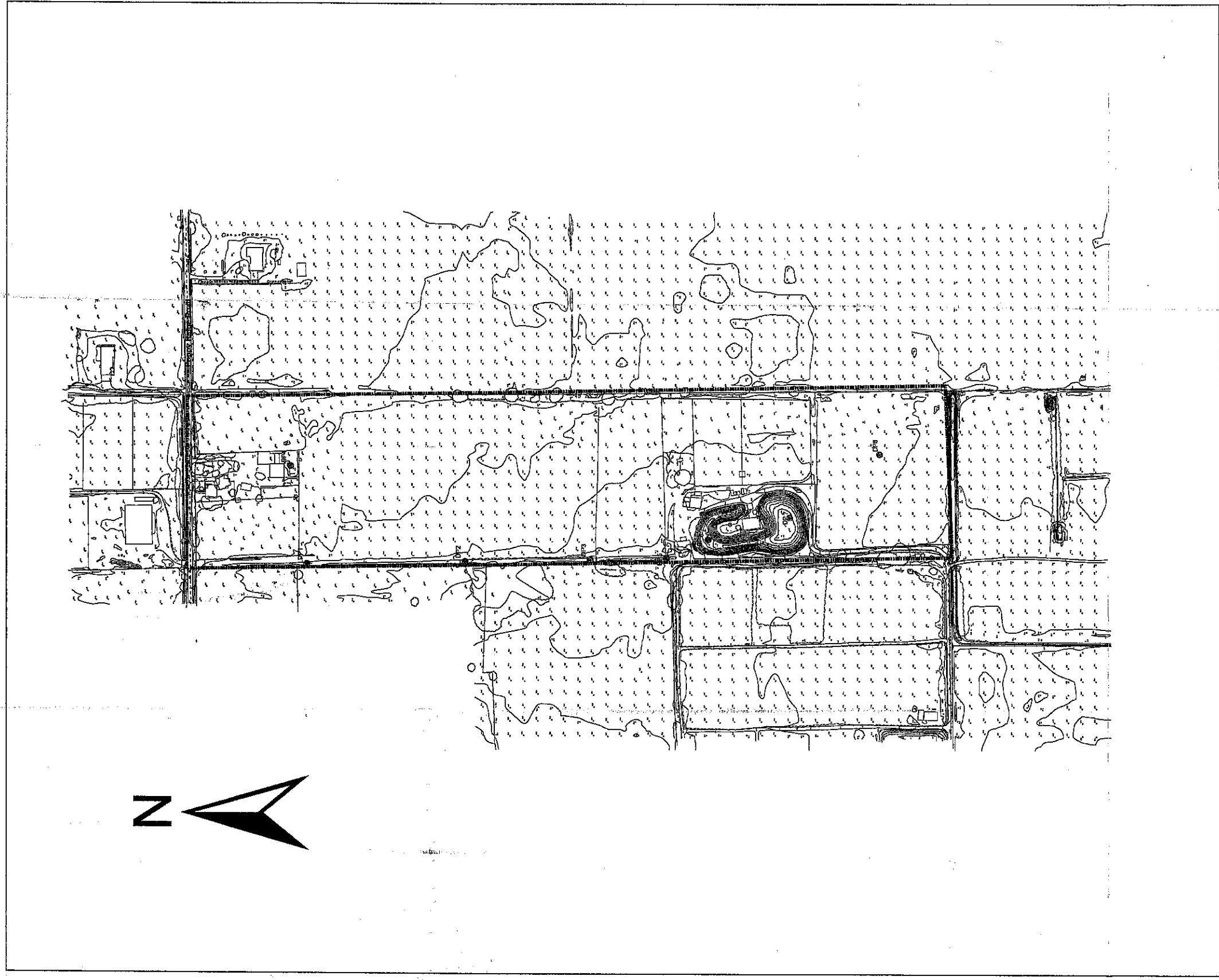
Remarks:

APPENDIX B

DELINEATION MAP

JURISDICTIONAL DELINEATION

DUCKETT RANCH



Legend

- Data Point
- Study Area Boundary

JURISDICTIONAL DELINEATION BY:

GIBSON & SKORDAL
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2277 FAIR OAKS BLVD., STE. 395
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JUNE 2003



APPENDIX C

PLANT LIST

**PARTIAL LIST OF PLANTS OBSERVED ON THE DUCKETT RANCH
PROPERTY AND THEIR STATUS AS WETLAND INDICATOR SPECIES**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u> ^{1&2}
<i>Aira caryophyllea</i>	silver hairgrass	UPL
<i>Amsinckia intermedia</i>	fiddleneck	UPL
<i>Avena fatua</i>	wild oats	UPL
<i>Avena sativa</i>	cultivated oat	UPL
<i>Brassica campestris</i>	field mustard	UPL
<i>Brassica nigra</i>	black mustard	UPL
<i>Brodiaea sp.</i>	brodiaea	---
<i>Bromus diandrus</i>	rip-gut grass	UPL
(<i>B. rigidus</i>)		
<i>Bromus mollis</i>	soft chess	FACU-
<i>Cardaria draba</i>	hoary-cress	UPL
<i>Centaurea solstitialis</i>	yellow star-thistle	UPL
<i>Cichorium intybus</i>	chickory	UPL
<i>Convolvulus arvensis</i>	bindweed	UPL
<i>Eremocarpus setigerus</i>	doveweed	UPL
<i>Erodium botrys</i>	filaree	UPL
<i>Eucalyptus globulus</i>	blue gum	UPL
<i>Festuca megalura</i>	big annual fescue	UPL
<i>Ficus carica</i>	garden fig	UPL
<i>Hemizonia fitchii</i>	Fitch's spikeweed	UPL
<i>Holocarpha virgata</i>	tarweed	UPL
<i>Hordeum hystrix</i>	Mediterranean barley	FAC
(<i>H. geniculatum</i>)		
<i>Hordeum leporinum</i>	barley	NI
<i>Juglans sp.</i>	walnut	---
<i>Lactuca serriola</i>	prickly lettuce	FAC
<i>Leontodon leysseri</i>	hairy hawkbit	FACU
<i>Lolium perenne</i>	perennial ryegrass	FAC*
(<i>L. multiflorum</i>)		
<i>Medicago polymorpha</i>	bur-clover	UPL
<i>Phalaris paradoxa</i>	paradox canary grass	UPL
<i>Plantago lanceolata</i>	English plantain	FAC-
<i>Quercus lobata</i>	valley oak	FAC*
<i>Rumex acetosella</i>	sheep sorrel	FAC-
<i>Rumex conglomeratus</i>	clustered dock	FACW
<i>Rumex crispus</i> ¹	curly dock	FACW-
<i>Taeniatherum caput-medusae</i>	medusa-head	UPL
<i>Trifolium hirtum</i>	rose clover	UPL
<i>Vicia villosa</i>	winter vetch	---
<i>Vulpia myuros</i>	rat-tail fescue	FACU

¹ Reed, P.B. 1988. National List of Plant Species That Occur in Wetlands: California (Region 0). Biological Report 88(26.10) May 1988. National Ecology Research Center, National Wetland Inventory, U.S. Fish and Wildlife Service, St. Petersburg, FL.

² OBL = obligate; FACW = facultative wetland; FAC = facultative; FACU = facultative upland; UPL = upland; and NI = no indicator.

***JURISDICTIONAL DELINEATION AND
SPECIAL STATUS SPECIES
EVALUATION***

EASLEY PROPERTY

***CITY OF ELK GROVE,
CALIFORNIA***

FEBRUARY 2003

Prepared For:

***TREASURE HOMES
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INTRODUCTION

The purpose of this report is to present the results of a jurisdictional delineation and special status species evaluation conducted for the Easley Property.

LOCATION

The study area is an approximately 27.7-acre parcel located south of Elk Grove Boulevard, east of Bruceville Road, and immediately north of the eastern terminus of Bilby Road in the City of Elk Grove, California. It lies in the southeast ¼ of Section 10, Township 7 North, and Range 5 East of Sacramento County, California (Latitude 38° 22' North, Longitude 121° 24' West).

Figure 1 is a vicinity map.

METHODOLOGY

Field studies were conducted on February 24, 2003 for the purpose of delineating all potential waters and wetlands existing in the study area and conducting an evaluation of special status species and their habitats.

Jurisdictional Delineation

The boundaries of all waters including wetlands were delineated and surveyed in the field by Gibson & Skordal, LLC utilizing a Trimble GPS data logger with sub-meter accuracy. The GPS field data was surveyed in U.S. State Plane 1983 (NAD 1983), California Zone 2 in U.S. survey feet units. The delineation map was prepared by Wood Rodgers Inc. in cooperation with Gibson & Skordal, LLC using the GPS field data.

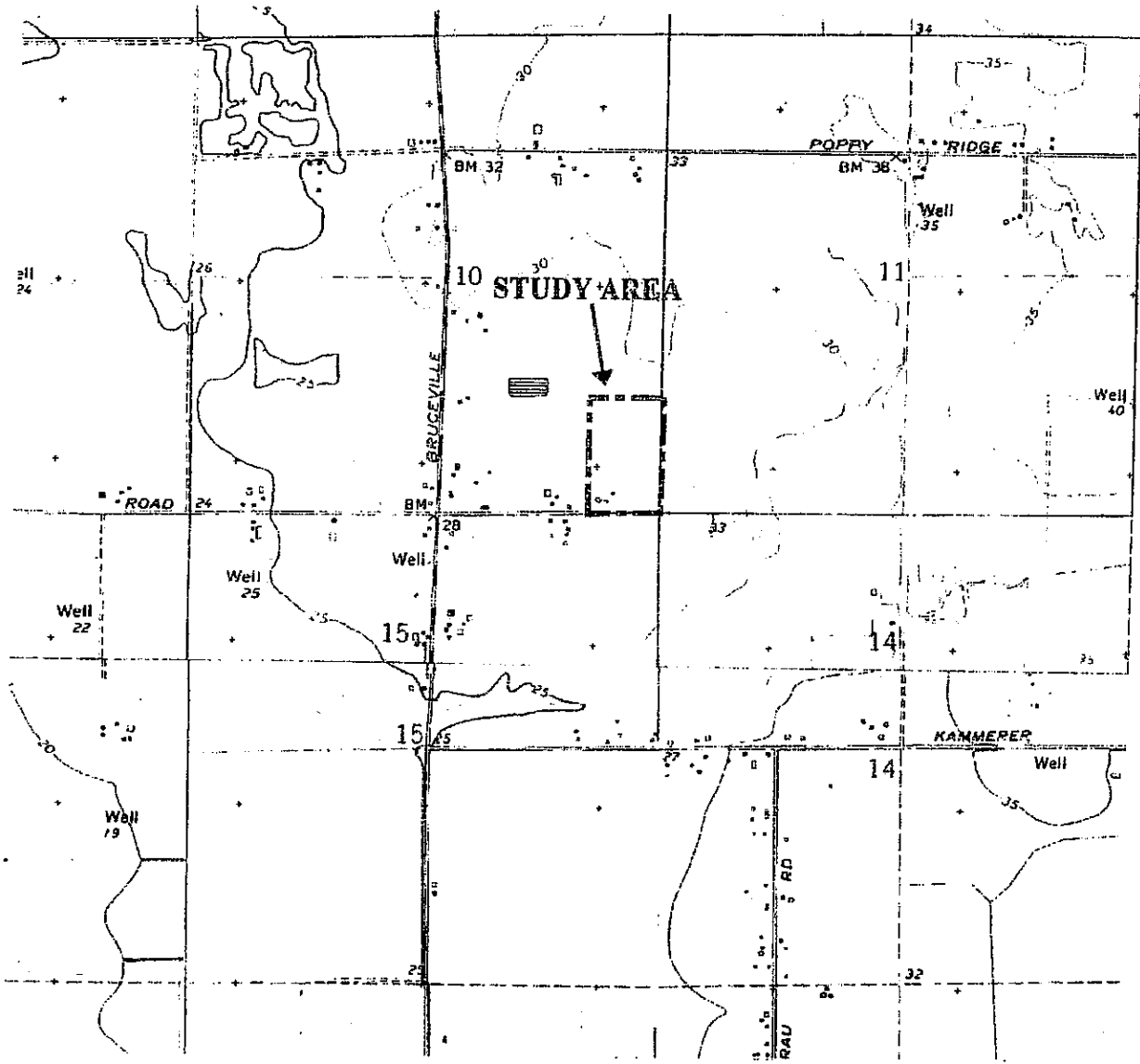
The "**Corps of Engineers Wetlands Delineation Manual**"¹ was used as the standard of determining whether specific areas are wetlands potentially subject to regulation under Section 404 of the Clean Water Act. Corps of Engineers' regulations (33 CFR 328) were used to determine the presence of waters of the United States other than wetlands. The "**National List of Plant Species That Occur in Wetlands: California (Region 0)**"² was used to determine the wetland indicator status of plants observed in the study area. The "**Soil Survey of Sacramento County, California**"³ was used to evaluate soil mapping in the study area.

¹ Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station. Vicksburg, Miss.

² Reed, P.B. 1988. National List of Plant Species That Occur in Wetlands: California (Region 0). Biological Report 88(26.10). May 1988. National Ecology Research Center, National Wetlands Inventory, U.S. Fish & Wildlife Service, St. Petersburg, Florida.

³ USDA, Soil Conservation Service. 1991. Soil Survey of Sacramento County, California.

FIGURE 1
VICINITY MAP



Scale: 1 Inch = 2000 Feet

Source: Florin and Bruceville 7.5 Minute USGS Topographic Quadrangles

Detailed data on vegetation, soils, and hydrology characteristics was taken in the field. Data sheets documenting the basis for determining which areas are wetland or upland are provided in Appendix A.

Special Status Species Evaluation

The special status species evaluation includes those species that have been identified as having relative scarcity and/or declining populations by the United States Fish & Wildlife Service (FWS) or California Department of Fish & Game (CDFG). Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for Federal listing, and those considered to be Species of Concern by FWS or Species of Special Concern by CDFG. In addition to these, we also included those species considered to be "special animals" or "fully protected" by the CDFG and those plant species considered to be rare, threatened or endangered in California by the California Native Plant Society (CNPS).

In our evaluation, we considered those special status species documented by the California Natural Diversity Database (NDDDB) as occurring in the vicinity of the study area. A record search of the NDDDB was conducted for the Florin and Elk Grove 7.5 Minute USGS Quadrangles to identify all documented sightings of special status species in the vicinity of the study area. In addition to these species, we included other special status species that may have some potential for occurring in the study area based on historical range data and/or the presence of suitable habitat.

GENERAL SITE CONDITIONS AND HABITATS

The study area is bordered by paved and unpaved road to the south, and a mix of irrigated pasture and cropland to the north, east, and west. The study area was leveled, ditched, and drained sometime prior to 1957 for a variety of farming activities including irrigated pasture, irrigated crops, and dry land crop production.

The northern 2/3 of the property was planted in row crops and irrigated over the last growing season and then disked last fall. A variety of man-made irrigation features including ditches and tailwater ponds are scattered over the north and central portions of the study area. A home site with associated barns and out-structures is located in the southwest corner adjacent to Bilby Road. A number of large ornamental trees occur in association with the home site, and there are a few smaller willow trees (*Salix sp.*) that occur along the irrigation ditches in the center of the site.

The central and northern portions of the study area were disked last fall and they currently support a disturbed upland community characterized by annual bluegrass (*Poa annua*), oats

(*Avena sp.*), common groundsel (*Senecio vulgaris*), common chickweed (*Stellaria media*), corn spurry (*Spergula arvensis*), dwarf nettle (*Urtica urens*), wild radish (*Raphanus sativus*), buttercup (*Ranunculus sp.*), and panicle willow-weed (*Epilobium paniculatum*). The southeast corner of the study area supports disturbed annual grassland characterized by oats (*Avena sp.*), soft chess (*Bromus mollis*), rip-gut brome (*Bromus diandrus*), winter vetch (*Vicia villosa*), annual bluegrass, perennial rye (*Lolium perenne*), filaree (*Erodium sp.*), prickly lettuce (*Lactuca serriola*), yellow star-thistle (*Centaurea solstitialis*), and chicory (*Cichorium intybus*).

The deeper (i.e. wetter) irrigation ditches and tailwater ponds currently support wetland vegetation including mannagrass (*Glyceria sp.*), creeping spikerush (*Eleocharis macrostachya*), tall flatsedge (*Cyperus eragrostis*), curly dock (*Rumex crispus*), and Carter's buttercup (*Ranunculus alveolatus*). The drier ditches and tailwater ponds support facultative grassland and upland grassland plant communities. Table 1 provides a partial list of plant species observed in the study area including their status as wetland indicators.

Mapped soils in the study area include Galt clay, leveled, 0 to 1 percent slopes; Galt clay, 0 to 2 percent slopes; and San Joaquin-Galt complex, leveled, 0 to 1 percent slopes. A majority of the site is mapped as Galt clay or San Joaquin-Galt complex soils that have been historically leveled for crop production. These are moderately deep, moderately well drained soils that were mapped in low terraces. The San Joaquin soils were mapped in areas that were slightly cut when leveled, and the Galt soils were mapped in areas that were slightly filled when leveled. Although none of these mapped soil types are considered to be hydric, they do have hydric inclusions in drainageways and depressions. Figure 2 is a soils map of the study area.

JURISDICTIONAL DELINEATION FINDINGS

We did not identify any waters or wetlands in the study area that are currently regulated by the Corps of Engineers under Section 404 of the Clean Water Act. Appendix B provides a delineation map showing the study area boundary, location of representative data points, and location and size of non-jurisdictional features including irrigation ditches and tailwater ponds.

In conducting this delineation, we reviewed historical photography flown in 1957, 1972, 1984, 1987, 1998, and 2000. Additionally, we reviewed the Florin and Bruceville USGS topographic quadrangle maps as well as a 1909 USGS quadrangle map covering the study area vicinity. The historical aerial photography and the USGS quadrangles document a long established history of farming and irrigation practices in the study area. Based on aerial photography interpretation, it appears that the site was leveled and drained sometime prior to 1957. There is no indication of the historical presence of potential waters of the United States in the study area.

TABLE 1

PARTIAL LIST OF PLANTS OBSERVED ON THE EASLEY
PROPERTY AND THEIR STATUS AS WETLAND INDICATOR SPECIES

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u> ^{1&2}
<i>Amsinckia intermedia</i>	fiddleneck	UPL
<i>Anthemis cotula</i>	mayweed	FACU
<i>Astragalus sp.</i>	milkvetch	---
<i>Avena sp.</i>	wild oats	UPL
<i>Brassica sp.</i>	mustard	NI
<i>Brodiaea sp.</i>	brodiaea	---
<i>Bromus diandrus</i> (<i>B. rigidus</i>)	rip-gut grass	UPL
<i>Bromus mollis</i>	soft chess	FACU-
<i>Capsella bursa-pastoris</i>	common Shepherd's purse	FAC-
<i>Centaurea solstitialis</i>	yellow star-thistle	UPL
<i>Cichorium intybus</i>	chickory	UPL
<i>Convolvulus arvensis</i>	bindweed	UPL
<i>Cynodon dactylon</i>	Bermuda grass	FAC
<i>Cyperus eragrostis</i>	tall flatsedge	FACW
<i>Dactylis glomerata</i>	orchard grass	FACU
<i>Deschampsia danthonioides</i>	purple hairgrass	FACW
<i>Echinochloa crusgalli</i>	barnyard grass	FACW
<i>Eleocharis macrostachya</i>	creeping spikerush	OBL
<i>Epilobium paniculatum</i>	willow herb	UPL
<i>Erodium botrys</i>	filaree	UPL
<i>Geranium dissectum</i>	cut-leaf geranium	UPL
<i>Glyceria declinata</i>	manna grass	OBL
<i>Hemizonia fitchii</i>	Fitch's spikeweed	UPL
<i>Hordeum hystrix</i> (<i>H. geniculatum</i>)	Mediterranean barley	FAC
<i>Hypochaeris glabra</i>	smooth cats tongue	UPL
<i>Juncus balticus</i>	baltic rush	OBL
<i>Juncus bufonius</i>	toad rush	FACW+
<i>Lactuca serriola</i>	prickly lettuce	FAC
<i>Leontodon leysleri</i>	hairy hawkbit	FACU
<i>Lolium perenne</i> (<i>L. multiflorum</i>)	perennial ryegrass	FAC*
<i>Lupinus bicolor</i>	two-color lupine	UPL
<i>Lythrum hyssopifolia</i>	loosestrife	FACW

¹ Reed, P.B. 1988. National List of Plant Species That Occur in Wetlands: California (Region 0). Biological Report 88(26.10) May 1988. National Ecology Research Center, National Wetland Inventory, U.S. Fish and Wildlife Service, St. Petersburg, FL.

² OBL = obligate; FACW = facultative wetland; FAC = facultative; FACU = facultative upland; UPL = upland; and NI = no indicator.

Scientific Name

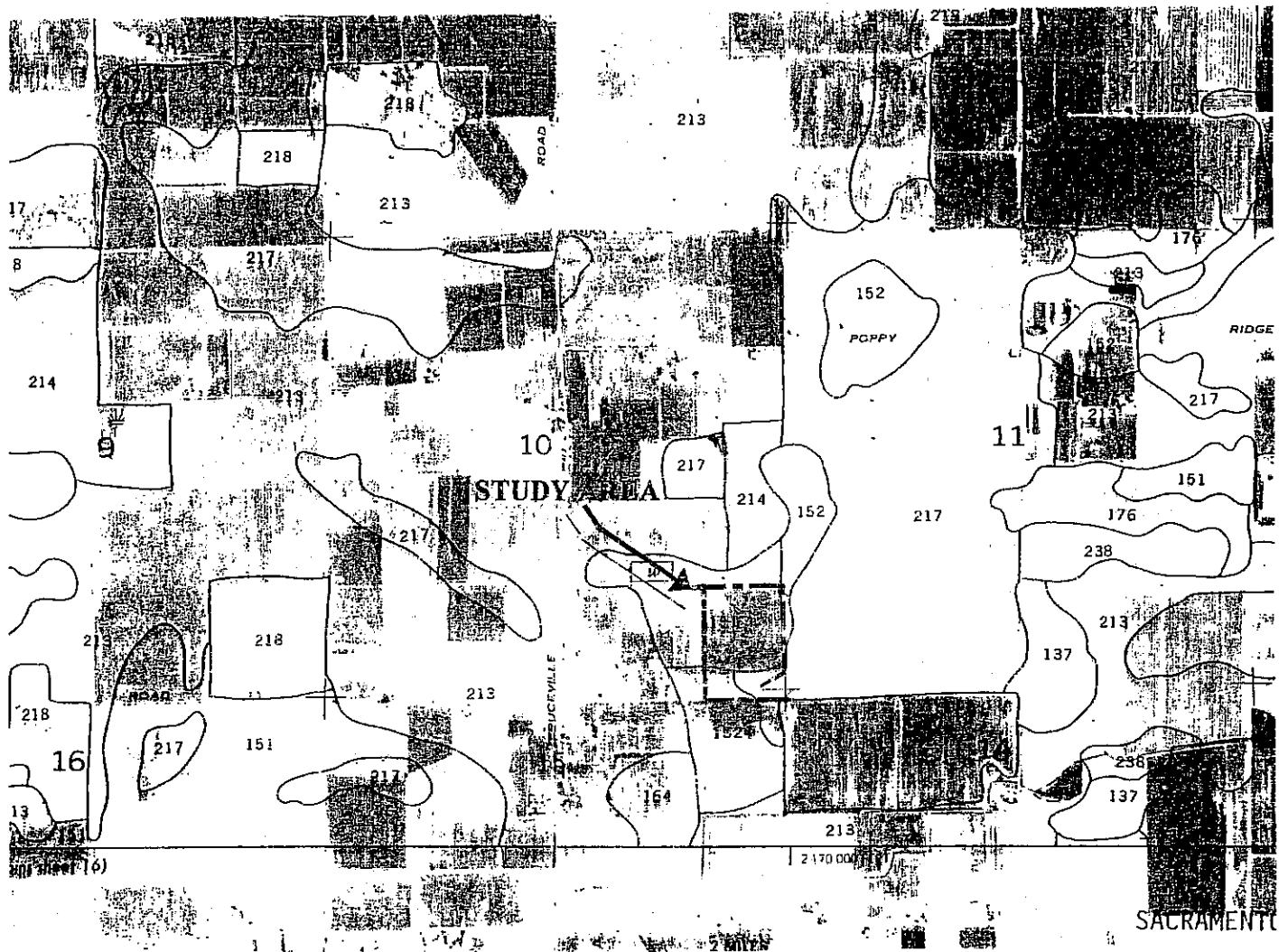
Common Name

Status

<i>Malva parviflora</i>	cheeseweed	UPL
<i>Medicago polymorpha</i>	bur-clover	UPL
<i>Phalaris sp.</i>	canary grass	---
<i>Picris echioides</i>	bristly ox-tongue	FAC*
<i>Plantago lanceolata</i>	English plantain	FAC-
<i>Poa annua</i>	annual bluegrass	FACW-
<i>Polypogon monspeliensis</i>	annual rabbit-foot grass	FACW+
<i>Populus fremontii</i>	Fremont cottonwood	FACW
<i>Ranunculus sp.</i>	buttercup	FAC-FACW
<i>Raphanus sativus</i>	wild radish	UPL
<i>Rubus procerus</i>	Himalayan blackberry	FAC
<i>Rumex conglomeratus</i>	clustered dock	FACW
<i>Rumex crispus</i>	curly dock	FACW-
<i>Senecio vulgaris</i>	common groundsel	NI
<i>Silybum marianum</i>	milk thistle	UPL
<i>Sonchus arvensis</i>	field sow thistle	FACU
<i>Spergola arvensis</i>	corn spurry	UPL
<i>Stellaria media</i>	chickweed	FACU
<i>Trifolium sp.</i>	clover	---
<i>Urtica urens</i>	dwarf nettle	UPL

FIGURE 2

SOILS MAP



<u>Soil Unit</u>	<u>Soil Name</u>	<u>Soil Classification</u>	<u>Drainage Class</u>
151	Galt clay, leveled, 0 to 1 percent slopes	Typic Chromoxerets	moderately well drained
152	Galt clay, 0 to 2 percent slopes	Typic Chromoxerets	moderately well draine
217	San Joaquin-Galt complex, leveled, 0 to 1 percent slopes	Typic Chromoxererts, Abruptic Durixeralfs	moderately well drained

Source: USDA, Soil Conservation Service. 1991. Soil Survey of Sacramento County, California

Based on this, it is apparent that the irrigation ditches and tailwater ponds present in the study area were historically constructed in uplands for purposes of crop irrigation. There does not appear to be a surface connection between these irrigation features with waters of the United States, or other surface tributaries to waters of the United States. The Corps normally does not consider irrigation ditches and tailwater ponds constructed in uplands to be jurisdictional waters subject Section 404 regulation.

SPECIAL STATUS SPECIES

Table 2 provides a list of special status species that were evaluated including their listing status, habitat associations, and whether potential habitats occur in the study area. Of the twenty special status species evaluated in Table 2, seven species including Swainson's hawk, giant garter snake, vernal pool fairy shrimp, vernal pool tadpole shrimp, valley elderberry longhorn beetle, Bogg's Lake hedge-hyssop, and slender orcutt grass are Federal and/or State listed threatened and/or endangered species.

Ten of the special status species evaluated in Table 2 would have some potential for occurring in the study area based on presence of suitable or at least marginally suitable habitat. The following is a detailed discussion of special status species and their habitats in the study area.

Swainson's Hawk and Other Raptors

Swainson's hawk (*Buteo swainsoni*) is a raptor species currently listed as threatened in California by the CDFG. They typically nest in tall cottonwoods, valley oaks, or willows associated with riparian corridors, grassland, irrigated pasture and other cropland with a high density of rodents. The Central Valley population typically breeds and nests in late spring through early summer before migrating to Central America and South America for the winter. Active Swainson's nesting activity has been documented within approximately 2 to 3 miles of the study area during the 2002 breeding season. Although some of the nest trees have since been displaced by development or are no longer active, it is reasonable to assume that Swainson's hawks are actively nesting in the region.

The larger trees associated with the home site may provide potential nesting habitat for these hawks as well as other tree-nesting raptors including white-tailed kite, great horned owl, red-tailed hawk, and Cooper's hawk. The irrigated cropland may provide potential foraging habitat for a variety of raptors including northern harrier white-tailed kite, great horned owl, red-tailed hawk, American kestrel, and sharp-shinned hawk. During past field studies, we observed a number of raptors including northern harrier, Swainson's hawk, and white tailed kite actively foraging, soaring, and/or perching in the vicinity of the study area. However, we have not

TABLE 2

EVALUATION OF SPECIAL STATUS SPECIES AND THEIR HABITATS

	State Status	Federal Status	CNPS Listing (plants)	Habitat Association	Potential Habitat In Study Area
Birds					
Accipiter striatus (sharp-shinned hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes (foraging habitat)
Agelaius tricolor (tricolored blackbird)	Species of Special Concern	Species of Concern		Colonial nester in cattails, bullrush, or blackberries associated with marsh habitats.	No
Ardea alba (great egret)	CDFG-Special Animals	None		Rivers, streams, lakes, marsh and other aquatic habitats.	Yes (marginal habitat)
Ardea herodias (great blue heron)	CDFG-Special Animals	None		Rivers, streams, lakes, marsh and other aquatic habitats.	Yes (marginal habitat)
Athene cunicularia (burrowing owl)	Species of Special Concern	Species of Concern		Nests in abandoned ground squirrel burrows associated with open grassland habitats.	Yes (marginal habitat)
Buteo swainsoni (Swainson's hawk)	Threatened	None		Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Yes (nesting & foraging)
Circus cyaneus (northern harrier)	Species of Special Concern	None		Forages in open grasslands, nests on ground in shrubby vegetation.	Yes (foraging habitat)
Elaanus leucurus (white-tailed kite)	Fully Protected	None		Nests in riparian areas associated with rivers, streams, and wetlands. Forages in nearby grasslands or open fields.	Yes (nesting & foraging)
Eremophila alpestris actia (California horned lark)	Species of Special Concern	None		Forages in open grasslands and fields.	Yes (marginal habitat)
Amphibians & Reptiles					
Ambystoma trigrinum californiense (California tiger salamander)	Species of Special Concern	Candidate		Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	No

TABLE 2

(Continued)

	State Status	Federal Status	CNPS Listing (plants)	Habitat Association	Potential Habitat In Study Area
<i>Clemmys marmorata</i> (western pond turtle)	Species of Special Concern	Species of Concern		Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	Yes - marginal habitat in ditches and tailwater ponds.
<i>Thamnophis gigas</i> (giant garter snake)	Threatened	Threatened		Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	No - lacks connectivity with known GGS habitat
Invertebrates					
<i>Branchinecta lynchi</i> (vernal pool fairy shrimp)	None	Threatened		Vernal pools and seasonal wetlands	No
<i>Desmocerus californicus dimorphus</i> (valley elderberry longhorn beetle)	None	Threatened		Dependent upon elderberry plant (<i>Sambucus mexicana</i>) as primary host species	No
<i>Lepidurus packardii</i> (vernal pool tadpole shrimp)	None	Endangered		Vernal pools and seasonal wetlands	No
<i>Lindieriella occidentalis</i> (California lindieriella)	None	None		Vernal pools and seasonal wetlands	No
Plants					
<i>Downingia pusilla</i> (dwarf downingia)	None	None	CNPS-2	Vernal pools	No
<i>Gratiola heterosepala</i> (Bogg's Lake hedge-hyssop)	Endangered	None	CNPS-1B	Vernal pools and margins of lakes/ponds	No
<i>Legenere limosa</i> (legenere)	None	Species of Concern	CNPS-1B	Vernal pools	No
<i>Orcuttia tenuis</i> (slender orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	No
<i>Sagittaria sanfordii</i> (Sanford's arrowhead)	None	Species of Concern	CNPS-1B	Emergent marsh habitat, typically associated with drainages, canals, or irrigation ditches.	Yes - marginal habitat present, but species was not observed.

observed any potential nests nor have we observed any indication of current raptor nesting activity in the study area.

Burrowing owl (*Athene cunicularia*) is a ground nesting raptor species that is afforded protection by CDFG as a species of special concern due to potentially declining populations in the Central Valley of California. They typically inhabit open grassland habitats where they nest in abandoned ground squirrel burrows and other nesting cavities associated with raised mounds, levees, or soft berm features. Although there is marginally suitable foraging and nesting habitat available in the study area, we did not observe burrowing owls in the study area during our field study conducted in late February of this year.

Tricolored Blackbird

Tricolored blackbirds (*Agelaius tricolor*) are afforded protection by CDFG as a species of special concern due to declining populations in the region. They are colonial nesters preferring to nest in dense stands of cattails and/or bullrush, but they also commonly nest in blackberry thickets associated with drainages, ditches, and canals. There have been a number of documented sightings of tricolored blackbird nesting colonies in the East Franklin Specific Plan and Laguna Ridge Specific Plan areas, but the precise locations have been excluded from NDDDB records for protection issues.

The absence or relative scarcity of suitable nesting habitat in the study area, such as emergent marsh and/or dense blackberry thickets, would restrict or eliminate any reasonable potential for tricolored blackbirds to nest at the site. We did not observe any tricolored blackbirds in or immediately adjacent to the study area during our recent field studies.

California Tiger Salamander

The California tiger salamander (*Ambystoma trigrinum californiense*) is Federal Candidate for formal listing and a California Species of Special Concern that breeds in vernal pool/swale complexes associated with grassland communities. The absence of suitable vernal pools, seasonal wetlands, and swales in the study area would greatly reduce if not completely eliminate any potential for tiger salamanders to occur at the site.

Giant Garter Snake

Giant garter snake is designated as a Federal threatened and State threatened species afforded special protection by FWS and CDFG. The snakes are generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation.

The closest documented sighting of giant garter snake, based on historical NDDDB records, occurred in the area known as "*Laguna Marsh*" near the confluence of Elk Grove Creek and Laguna Creek situated roughly 2 1/2 miles northeast of the study area. Although portions of the irrigation ditches and tailwater ponds in the study area may provide marginally suitable habitat for this species, it is unlikely that they could potentially occur at the site based on the lack of connectivity with documented giant garter snake habitat. All of the ditches in or adjacent to the study area appear to be isolated to the general vicinity, and they do not connect with surface tributaries.

Valley Elderberry Longhorn Beetle

The valley elderberry longhorn beetle (*Desmocerus californicus*) is a Federal threatened species that is dependent upon the elderberry plant (*Sambucus sp.*) as a primary host species. Elderberry shrubs are a common component of riparian areas throughout the Sacramento Valley region, and they have been documented as occurring at numerous locations in the vicinity of the study area.

Based on the absence of elderberry shrubs at the site, there is no potential for elderberry longhorn beetle to occur in the study area.

Vernal Pool Branchiopods

Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardii*) have been documented as occurring in Elk Grove and Florin USGS quadrangles. Other non-listed branchiopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*).

The branchiopod species listed above only occur in vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring. The absence of suitable vernal pool and/or seasonal wetland habitat in the study area and the long history of irrigation and farming at the site would eliminate any potential for federally listed branchiopods to occur in the study area.

Special Status Plants

Special status plant species identified on the NDDDB as occurring in the Elk Grove and Florin USGS quadrangles include dwarf downingia (*Downinia pusila*), Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), legenere (*Legenere limosa*), slender orcutt grass (*Orcuttia tenuis*), and Sanford's arrowhead (*Sagittaria sanfordii*). Dwarf downingia, legenere, and slender orcutt grass

are strongly associated with vernal pools and other seasonally ponded wetlands. The absence of these suitable habitats would greatly reduce or eliminate any potential for these species to occur in the study area.

We did not observe any special status plants in the study area during our field studies conducted in late February of 2003, and it is unlikely that any special status plants presently occur at the site.

SUMMARY

We did not identify any potential wetlands or other waters in the study area that are currently regulated by the Corps of Engineers under Section 404 of the Clean Water Act. The irrigation ditches and tailwater ponds were historically constructed in uplands for purposes of crop irrigation, and they are currently maintained and utilized for crop irrigation.

A number of special status raptors including Swainson's hawk, white-tailed kite, northern harrier, and burrowing owl would have a reasonable potential for occurring in the study area based on the presence of suitable foraging habitat. In addition, there is suitable nesting habitat for Swainson's hawk, white-tailed kite, burrowing owl and a variety of other raptors. If future development of the study area will occur during the raptor nesting season extending from February to September, we recommend that a pre-construction nesting survey be completed prior to the start of project construction.

APPENDIX A

DATA FORMS

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>Easley Property</u> Applicant/Owner: _____ Investigator(s): <u>D. Skordal</u>	Date: <u>2-24-3</u> City/County: <u>ELK Grove, Sac Co.</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? <u>Irrigated - Disked</u> <input checked="" type="radio"/> Yes <input type="radio"/> No Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No (If needed, explain on reverse.)	Community ID: <u>Irrigated-plowed cropland</u> Transect ID: _____ Data Point ID: <u>1</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Speices	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Poa annua (D)</u>	_____	<u>FACW</u>	9. _____	_____	_____
2. <u>Senecio vulgaris (D)</u>	_____	<u>FACU-UPL</u>	10. _____	_____	_____
3. <u>Erodium sp. (A)</u>	_____	<u>UPL</u>	11. _____	_____	_____
4. <u>Stellaria Media (A)</u>	_____	<u>FACU</u>	12. _____	_____	_____
5. <u>Epilobium paniculatum (A)</u>	_____	<u>UPL</u>	13. _____	_____	_____
6. <u>Brassica sp. (A)</u>	_____	<u>NI</u>	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 50%

Remarks: Lacks hydrophytic vegetation

HYDROLOGY

___ Recorded Data (Describe in Remarks): ___ Streams, Lake, or Tide Gauge ___ Aerial Photographs ___ Other ___ No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: ___ Inundated ___ Saturated in Upper 12 inches ___ Water Marks ___ Drift Lines ___ Sediment Deposits/Organic Detritus ___ Drainage Patterns in Wetlands Secondary Indicators (2 or more required): ___ Oxidized Root Channels in Upper 12 inches ___ Water-Stained Leaves ___ Local Soil Survey Data ___ FAC-Neutral Test ___ Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>Levelled terrain that was planted in row crops and irrigated last year. Lacking wetland hydrology indicators.</u>	

SOILS

Map Unit Name Galt clay, leveled, 0-1 % slopes
 (Series and Phase): _____

Drainage Class: Moderately well drained

Taxonomy (Subgroup): Typic Chromoxererts

Field Observations
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
1-12	7.5 YR 3/4	None	—	clay/cam

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: Lacking hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Remarks: Non-wetland

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>Easley Property</u> Applicant/Owner: _____ Investigator(s): <u>D. Skordal</u>	Date: <u>2-24-3</u> City/County: <u>FLK Grove, Sac Co.</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? <u>Irrigated - Disked</u> <input checked="" type="radio"/> Yes <input type="radio"/> No Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No (If needed, explain on reverse.)	Community ID: <u>Irrigated Cropland (Sprinkler-irrigated)</u> Transect ID: _____ Data Point ID: <u>2</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Speices	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Poa annua (D)</u>	_____	<u>FACW</u>	9. _____	_____	_____
2. <u>Brassica sp. (D)</u>	_____	<u>LPL</u>	10. _____	_____	_____
3. <u>Stellaria media (D)</u>	_____	<u>FACU</u>	11. _____	_____	_____
4. <u>Urtica urens (A)</u>	_____	<u>LPL</u>	12. _____	_____	_____
5. <u>Ranunculus sp. (A)</u>	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-):

33%

Remarks: Lacks hydrophytic vegetation

HYDROLOGY

___ Recorded Data (Describe in Remarks): ___ Streams, Lake, or Tide Gauge ___ Aerial Photographs ___ Other ___ No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: ___ Inundated ___ Saturated in Upper 12 inches ___ Water Marks ___ Drift Lines ___ Sediment Deposits/Organic Detritus ___ Drainage Patterns in Wetlands Secondary Indicators (2 or more required): ___ Oxidized Root Channels in Upper 12 inches ___ Water-Stained Leaves ___ Local Soil Survey Data ___ FAC-Neutral Test ___ Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	

Remarks: Level terrain that was planted in crop last year and sprinkler irrigated. Lacking wetland hydrology indicators.

SOILS

Map Unit Name Galt clay, leveled, 0-1 % slopes
 (Series and Phase): _____

Drainage Class: Moderately well drained

Taxonomy (Subgroup): Typic Chromoxererts

Field Observations
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
1-12	10YR 3/2	None	—	clay / oom

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: Lacks hydric soil indicators.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	<input checked="" type="radio"/> No	Is this Data Point Within a Wetland?	Yes	<input checked="" type="radio"/> No
Wetland Hydrology Present?	Yes	<input checked="" type="radio"/> No			
Hydric Soils Present?	Yes	<input checked="" type="radio"/> No			

Remarks: Non-wetland

GIBSON & SKORDAL

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>Easley Property</u> Applicant/Owner: _____ Investigator(s): <u>D. Skordal</u>	Date: <u>2-24-3</u> City/County: <u>FLK Grove, Sac Co.</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? <u>Irrigation-Disking</u> <input checked="" type="radio"/> Yes <input type="radio"/> No Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No (If needed, explain on reverse.)	Community ID: <u>Irrigated-Plowed Cropland</u> Transect ID: _____ Data Point ID: <u>3</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Erodium sp. (D)</u>		<u>UPL</u>	9. _____		
2. <u>Senecio vulgaris (D)</u>		<u>FAC/UPL</u>	10. _____		
3. <u>Arena sp. (A)</u>		<u>UPL</u>	11. _____		
4. <u>Ranunculus sp. (A)</u>		<u>FAC-OBL</u>	12. _____		
5. <u>Capsella bursa-pastoris (A)</u>		<u>FAC</u>	13. _____		
6. <u>Brassica sp. (A)</u>		<u>UPL</u>	14. _____		
7. _____			15. _____		
8. _____			16. _____		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). None

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks): ___ Streams, Lake, or Tide Gauge ___ Aerial Photographs ___ Other ___ No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: ___ Inundated ___ Saturated in Upper 12 inches ___ Water Marks ___ Drift Lines ___ Sediment Deposits/Organic Detritus ___ Drainage Patterns in Wetlands Secondary Indicators (2 or more required): ___ Oxidized Root Channels in Upper 12 inches ___ Water-Stained Leaves ___ Local Soil Survey Data ___ FAC-Neutral Test ___ Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>Level cropland lacking indicators of wetland hydrology. Area was irrigated last growing season.</u>	

SOILS

Map Unit Name Galt clay, leveled, 0-1% slopes
 (Series and Phase): _____

Drainage Class: Moderately well drained

Field Observations

Taxonomy (Subgroup): Typic Chromoxererts

Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>1-12</u>	<u>10YR 3/2</u>	<u>None</u>	<u>—</u>	<u>clay loam</u>

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: Lacking hydric soils.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks: Non-wetland

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>Easley Property</u> Applicant/Owner: _____ Investigator(s): <u>D. Skordal</u>	Date: <u>2-24-3</u> City/County: <u>FLK Grove, Sac Co.</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input checked="" type="radio"/> No Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input checked="" type="radio"/> No	Community ID: <u>Disturbed grassland (historically irrigated)</u> Transect ID: _____ Data Point ID: <u>4</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Bromus mollis (D)</u>	_____	<u>FACU</u>	9. _____	_____	_____
2. <u>Lolium perenne (D)</u>	_____	<u>FAC</u>	10. _____	_____	_____
3. <u>Poa annua (D)</u>	_____	<u>FACW</u>	11. _____	_____	_____
4. <u>Avena sp. (A)</u>	_____	<u>UPL</u>	12. _____	_____	_____
5. <u>Cichorium intybus (A)</u>	_____	<u>UPL</u>	13. _____	_____	_____
6. <u>Erodium sp. (A)</u>	_____	<u>UPL</u>	14. _____	_____	_____
7. <u>Geranium dissectum (A)</u>	_____	<u>UPL</u>	15. _____	_____	_____
8. <u>Medicago polymorpha (A)</u>	_____	<u>UPL</u>	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 66%

Remarks: _____

HYDROLOGY

___ Recorded Data (Describe in Remarks): ___ Streams, Lake, or Tide Gauge ___ Aerial Photographs ___ Other ___ No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: ___ Inundated ___ Saturated in Upper 12 inches ___ Water Marks ___ Drift Lines ___ Sediment Deposits/Organic Detritus ___ Drainage Patterns in Wetlands Secondary Indicators (2 or more required): ___ Oxidized Root Channels in Upper 12 inches ___ Water-Stained Leaves ___ Local Soil Survey Data ___ FAC-Neutral Test ___ Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	

Remarks: Lacks field indicators of wetland hydrology.

SOILS

Map Unit Name: San Joaquin - Galt complex,
 (Series and Phase): levelled, 0-2 % Slopes Drainage Class: Moderately well drained
 Field Observations
 Taxonomy (Subgroup): Abruptic Durixeralfs, Typic Chromoxererts Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
1-12	5YR 4/4	None	—	clay loam / clay

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: Lacks hydric soil indicators.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Is this Data Point Within a Wetland?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Wetland Hydrology Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>		
Hydric Soils Present?	Yes <input type="radio"/> No <input checked="" type="radio"/>		

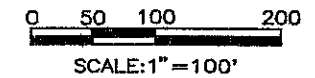
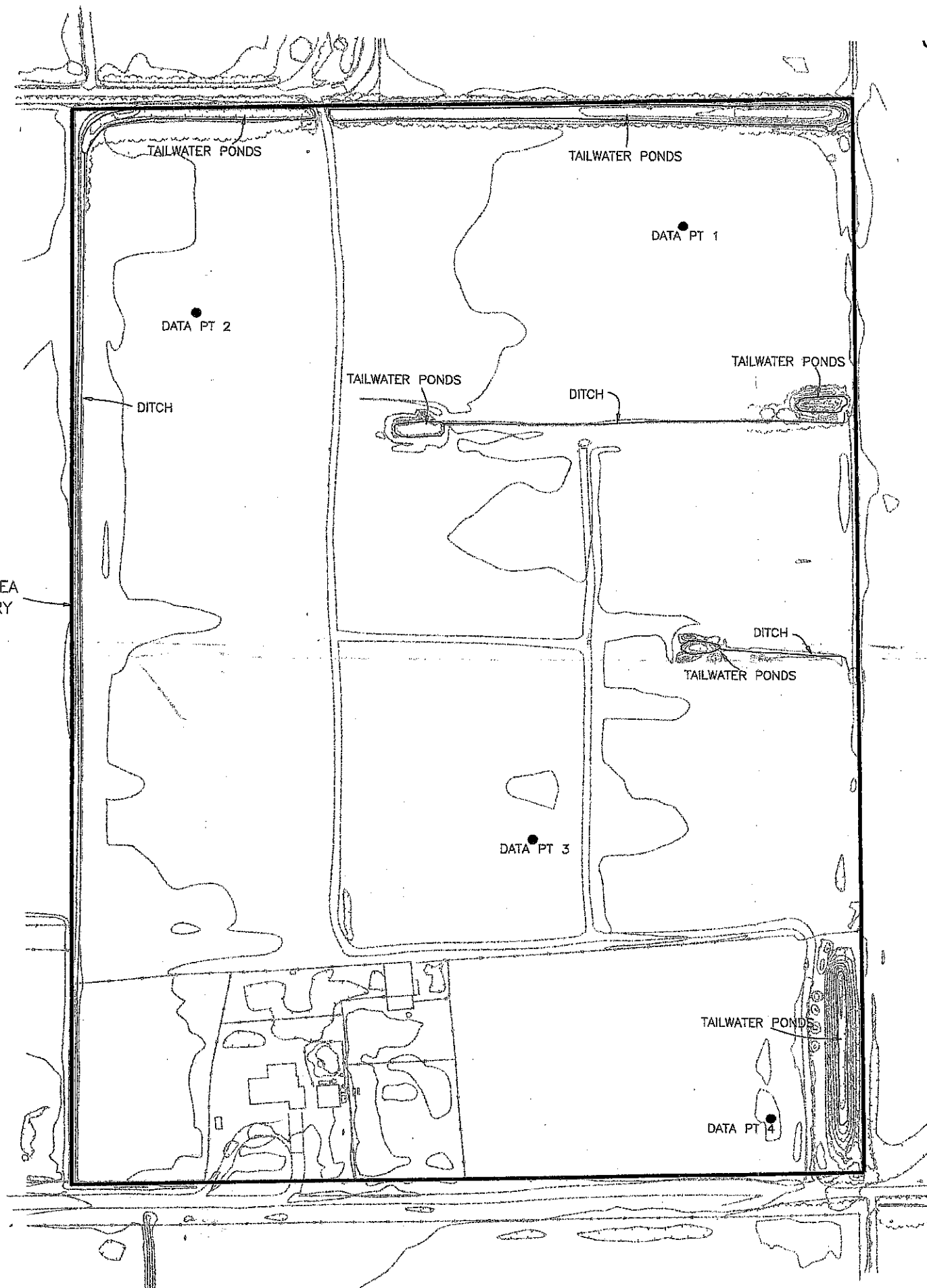
Remarks: Non-wetland

APPENDIX B

DELINEATION MAP

JURISDICTIONAL DELINEATION MAP
EASELY PROPERTY
CITY OF ELK GROVE, CALIFORNIA
MARCH 2003

STUDY AREA
BOUNDARY



GIBSON & SKORDAL, L.L.C.
WETLAND CONSULTANTS
2277 FAIR OAKS BLVD, SUITE 395
SACRAMENTO, CA 95825
(916) 569-1830



SIERRA NEVADA ARBORISTS

TREASURE HOMES

LAGUNA RIDGE SPECIFIC PLAN PROJECT
(Bilby Road)
City of Elk Grove, California

PRELIMINARY ARBORIST REPORT AND INVENTORY SUMMARY

Submitted by:

Edwin E. Stirtz, Principal Consulting Arborist
ISA Certified Arborist WE-0510A
SIERRA NEVADA ARBORISTS

Wayne R. McKee, Consulting Arborist
ISA Certified Arborist WE-0959A
SIERRA NEVADA ARBORISTS

August 11, 2003

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COPYRIGHT STATEMENT

This consultant's report, dated August 11, 2003, is for the exclusive and confidential use of Treasure Homes concerning the Laguna Ridge Specific Plan (Bilby Road) property located in the City of Elk Grove, Sacramento County, California exclusively, and may not be reproduced in whole or in part on other occasions without written permission of the Consultants, Sierra Nevada Arborists.



SIERRA NEVADA ARBORISTS

August 11, 2003

Mr. Jim Bayless
Treasure Homes
601 Commerce Drive, Suite 140
Roseville, California 95678

Re: Laguna Ridge Specific Plan Property (Bilby Road) – Elk Grove, CA

Dear Mr. Bayless:

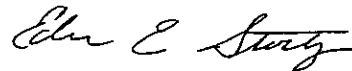
On August 11, 2003, Sierra Nevada Arborists visited the Treasure Homes project site located within the Laguna Ridge Specific Plan area in the City of Elk Grove (County of Sacramento), California. The purpose of this site visit was to conduct a field inspection and collect field data in order to prepare a Preliminary Arborist Report in compliance with the City of Elk Grove Tree Preservation and Protection Ordinance which requires an inventory and field identification of any single-trunked native oak 6" DBH and larger, or multi-trunked native oak having an aggregate diameter of 10" DBH and larger, as well as any significant trees 19" DBH and larger. The trees have been identified and tagged in the field with a square metal numbering tag beginning with Tree No. 1. For your reference, the numbers utilized in this report correspond to the tree tag affixed to the tree, and those tree numbers have been rough-plotted on the topographic map provided by Wood Rodgers Engineering.

As you will see from the Inventory Summary, the site contains 12 trees which fall within the criteria of the City of Elk Grove Tree Preservation Ordinance. Species composition include five (5) Valley Oak (*Quercus lobata*), one (1) Italian Stone Pine (*Pinus pinea*), three (3) Monterey Pines (*Pinus radiata*) and two (2) Fruitless Mulberry (*Morus alba*) totaling 193 aggregate diameter inches. Of that total, no trees have been recommended for removal due to structural defects. Please note that this is a detailed, but cursory, look at the trees within the project site. Final impact assessments cannot be definitely determined until development plans have been finalized. Once final improvement plans have been developed for the site, I would happy to review those plans and provide a more detailed impact assessment, including recommended tree removals and mitigative measures for those trees which will be preserved on site. In the meantime, we have provided General Preservation Recommendations which should serve as a guideline for the protection of the native trees to be preserved within the development area.

Mr. Jim Bayless
RE: Laguna Ridge Specific Plan Project
August 11, 2003
Page 3

Thank you for allowing Sierra Nevada Arborists to assist you with this project. Please feel free to give me a call if you have any questions or require additional information.

Sincerely,



Edwin E. Stirtz
ISA Certified Arborist WE-0510A

EES:ks

Enclosure - original rough-plotted map to Wood Rodgers

cc: Mr. Tim Denham, Wood Rodgers Engineering (w/encl.)

TREE#1
 Valley Oak
 (*Quercus lobata*)

DIAMETER : 5 inches, 8 inches
 DRIPLINE RADIUS : 14 feet
 ROOT CROWN : Fair
 TRUNK : Fair – forks 3' above grade with inherently weak primary crotch with included bark
 LIMBS : Fair – slightly above average amount of deadwood
 FOLIAGE : Fair
 CONDITION : Fair structure and fair vigor
 DRIPLINE ENVIRONMENT : Tilled pasture/drainage swale
 RECOMMENDATIONS : Clean out crown

TREE#2
 Italian Stone Pine
 (*Pinus pinea*)

DIAMETER : 6 inches, 7 inches, 7 inches, 8 inches, 12 inches
 DRIPLINE RADIUS : 22 feet
 ROOT CROWN : Poor to fair – root system failed some time in the past
 TRUNK : Poor to fair – growing horizontal to grade to 8' above grade
 LIMBS : Fair – pruned for utility line clearance; above average amount of deadwood
 FOLIAGE : Fair – slightly sparse
 CONDITION : Poor to fair structure and fair vigor
 DRIPLINE ENVIRONMENT : Grasses/gravel drive
 RECOMMENDATIONS : None at this time

TREE#3
 Monterey Pine
 (*Pinus radiata*)

DIAMETER : 19 inches @ 2.5' above grade
 DRIPLINE RADIUS : 21 feet
 ROOT CROWN : Fair
 TRUNK : Fair
 LIMBS : Fair – above average amount of deadwood
 FOLIAGE : Fair
 CONDITION : Fair structure and fair vigor
 DRIPLINE ENVIRONMENT : Grasses/irrigated turf
 RECOMMENDATIONS : None at this time

TREE#4
Monterey Pine
(*Pinus radiata*)

DIAMETER : 19 inches
DRIPLINE RADIUS : 21 feet
ROOT CROWN : Fair
TRUNK : Fair
LIMBS : Fair – above average amount of deadwood
FOLIAGE : Fair
CONDITION : Fair structure and fair vigor
DRIPLINE ENVIRONMENT : Grasses/irrigated turf
RECOMMENDATIONS : None at this time

TREE#5
Monterey Pine
(*Pinus radiata*)

DIAMETER : 19 inches
DRIPLINE RADIUS : 20 feet
ROOT CROWN : Fair
TRUNK : Fair
LIMBS : Fair – above average amount of deadwood
FOLIAGE : Fair
CONDITION : Fair structure and fair vigor
DRIPLINE ENVIRONMENT : Grasses/irrigated turf
RECOMMENDATIONS : None at this time

TREE#6
Fruitless Mulberry
(*Morus alba*)

DIAMETER : 19 inches
DRIPLINE RADIUS : 23 feet
ROOT CROWN : Fair
TRUNK : Fair
LIMBS : Fair – slightly above average amount of deadwood
FOLIAGE : Fair
CONDITION : Fair structure and fair vigor
DRIPLINE ENVIRONMENT : Irrigated turf/corral
RECOMMENDATIONS : Clean out crown

TREE#7
Fruitless Mulberry
(*Morus alba*)

DIAMETER : 20 inches
DRIPLINE RADIUS : 21 feet
ROOT CROWN : Fair
TRUNK : Fair
LIMBS : Fair – slightly above average
amount of deadwood
FOLIAGE : Fair
CONDITION : Fair structure and fair vigor
DRIPLINE ENVIRONMENT : Corral/shed
RECOMMENDATIONS : Clean out crown

TREE#8
Valley Oak
(*Quercus lobata*)

DIAMETER : 6 inches
DRIPLINE RADIUS : 10 feet
ROOT CROWN : Fair
TRUNK : Fair – one-sided east
LIMBS : Fair – slightly above average
amount of deadwood
FOLIAGE : Fair
CONDITION : Fair structure and fair vigor
DRIPLINE ENVIRONMENT : Grasses
RECOMMENDATIONS : Clean out crown

TREE#9
Valley Oak
(*Quercus lobata*)

DIAMETER : 6 inches
DRIPLINE RADIUS : 8 feet
ROOT CROWN : Fair
TRUNK : Fair
LIMBS : Fair – slightly above average
amount of deadwood
FOLIAGE : Fair
CONDITION : Fair structure and fair vigor
DRIPLINE ENVIRONMENT : Grasses
RECOMMENDATIONS : Clean out crown

TREE#10
 Valley Oak
 (*Quercus lobata*)

DIAMETER : 7 inches
 DRIPLINE RADIUS : 10 feet
 ROOT CROWN : Fair
 TRUNK : Fair
 LIMBS : Fair – slightly above average
 amount of deadwood

FOLIAGE : Fair
 CONDITION : Fair structure and fair vigor
 DRIPLINE ENVIRONMENT : Grasses
 RECOMMENDATIONS : Clean out crown

TREE#11
 Valley Oak
 (*Quercus lobata*)

DIAMETER : 6 inches
 DRIPLINE RADIUS : 5 feet
 ROOT CROWN : Fair
 TRUNK : Fair
 LIMBS : Fair – slightly above average
 amount of deadwood

FOLIAGE : Fair
 CONDITION : Fair structure and fair vigor
 DRIPLINE ENVIRONMENT : Grasses
 RECOMMENDATIONS : Clean out crown

TREE#12
 Silver Maple
 (*Acer saccharinum*)

DIAMETER : 19 inches @ 3' above grade
 DRIPLINE RADIUS : 22 feet
 ROOT CROWN : Fair
 TRUNK : Fair
 LIMBS : Fair – slightly above average
 amount of deadwood

FOLIAGE : Fair
 CONDITION : Fair structure and fair vigor
 DRIPLINE ENVIRONMENT : Irrigated turf
 RECOMMENDATIONS : Clean out crown

TREASURE HOMES
Laguna Ridge Specific Plan Project (Bilby Road)
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DIB (feet)	CONDITION ASSESSMENT						ARBORIST- RECOMMENDED REMOVALS	MAINTENANCE RECOMMENDATIONS
						STRUCTURE			VIGOR				
						P	T	F	T	P	F		
1	Valley Oak	(<i>Quercus lobata</i>)	5,8	13	14				X			X	Clean out crown
2	Italian Stone Pine	(<i>Pinus pinea</i>)	6,7,7,8,12	40	22		X					X	None at this time
3	Monterey Pine	(<i>Pinus radiata</i>)		19	21				X			X	None at this time
4	Monterey Pine	(<i>Pinus radiata</i>)		19	21				X			X	None at this time
5	Monterey Pine	(<i>Pinus radiata</i>)		19	20				X			X	None at this time
6	Fruitless Mulberry	(<i>Morus alba</i>)		19	23				X			X	Clean out crown
7	Fruitless Mulberry	(<i>Morus alba</i>)		20	21				X			X	Clean out crown
8	Valley Oak	(<i>Quercus lobata</i>)		6	10								Clean out crown
9	Valley Oak	(<i>Quercus lobata</i>)		6	8								Clean out crown
10	Valley Oak	(<i>Quercus lobata</i>)		7	10								Clean out crown
11	Valley Oak	(<i>Quercus lobata</i>)		6	5								Clean out crown
12	Silver Maple	(<i>Acer saccharinum</i>)		19	22								Clean out crown

TOTAL TREES INVENTORIED = 12 Trees (193 inches)
TOTAL RECOMMENDED TREE REMOVALS = 0 Trees

GENERAL PRESERVATION RECOMMENDATIONS

The following information is provided in an effort to protect those trees which may be impacted by construction within the project site. It should be noted that these recommendations are generic in nature. As plans are developed and refined, a more detailed evaluation of tree impacts and/or removals should be made by a Certified Arborist. At that time specific preservation recommendations may be made for individual trees within the project site.

MITIGATIVE OVERVIEW

In order to afford the greatest potential for tree preservation during construction, there are general guidelines to provide this protection. The critical root zone area for a tree should include the dripline radius measurement taken from the tree trunk to the tip of the farthest reaching branch. In some circumstances, such as with a one-sided tree, this measurement could be somewhat skewed. In these situations, the Project Arborist should determine the critical root zone area. Generally, encroachments should be held to no more than 20% of the critical root zone area where potential root damage could be moderate or significant. In limited situations, encroachment exceeding 20% of the critical root zone area may be possible provided that potential root damage is not severe. The critical root zone area should be fenced prior to any activities on the site.

Canopy impacts can also pose a detriment to preserved trees. Frequently overlooked are conflicts between low-hanging tree branches and necessary clearance beneath a tree for construction equipment or home building purposes. Canopy impacts should also be maintained at 20% or less.

PAD GRADING MITIGATIVE MEASURES

Grade Cuts.

Cuts within a dripline of a tree should be maintained at less than 20% of the critical root zone area. Grade cuts should be supervised by the Project Arborist and any damaged roots encountered should be root pruned and properly treated as soon as possible after excavation. Cut faces which will be exposed for more than 2-3 days should be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months).

Grade Fills.

Fill materials less than 1 foot in depth and encroaching less than 20% into the critical root zone area should not require special mitigative measures. Should fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials.

TREASURE HOMES

RE: Laguna Ridge Specific Plan Project

City of Elk Grove (Sacramento County)

August 11, 2003

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Should it be necessary to build fill materials on two or three sides of a tree, it is critical to provide for drainage away from the critical root zone area of the tree -- particularly when considering heavy winter rainfalls. Overland releases and subterranean drains dug outside the critical root zone area and tied directly to the main storm drain system are two possible options.

Structure Encroachment.

In some cases it may be necessary for a proposed home to encroach into the critical root zone area. Again, this encroachment should be maintained at less than 20%. In this situation, a slab foundation with an aeration system installed beneath the slab and footings excavated by hand may provide adequate root protection. Where tree roots tend to be shallow, even a hand-excavated footing can be detrimental. In this situation, a "post-tension" type slab may minimize root damage. If it is necessary for encroachment to exceed 20%, raised floor construction with a grade-beam type foundation footing may be a viable option.

When evaluating encroachment from a proposed structure the structure height and tree branch conflicts are critical to evaluate in order to ensure that no more than 20% of the tree's canopy requires removal.

Specific Inventory Data/Maintenance Recommendations

Within this specific inventory data you will find the following information:

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter:	This is the trunk diameter as measured at breast height (industry standard 4.5 feet above ground level).
Dripline radius:	Measurement of the tree's dripline from the trunk to the farthest most branch tip.
Root Crown:	Assessment of the root crown area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Dripline Environment:	Describes area directly beneath the tree (growing environment).
Recommendation:	Specific maintenance requirements.
(?):	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense climbing vines such as ivy, etc. which, during the course of inspection for the preliminary arborist report, prevented an evaluation with certainty. In these cases, should a tree with an (?) be significant and in a location where it may be preserved on site, it would be prudent to remove any obstructions and perform further evaluation.

DEFINITIONS OF TERMS USED IN THIS REPORT

GOOD - A tree in this category has no trunk or root crown cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in its structure; the root crown is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

FAIR - There is no decay or indications of large hollow areas in the large limbs, root crown, or trunk; a few small callused-over foreign objects, e.g., nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

POOR - Significant cavities, dead areas, and decay may be present; the tree is actually defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.

CROWN CLEAN OUT: This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing, and weak branches, as well as selective thinning to lessen wind resistance.

DEEP ROOT FERTILIZATION (D.R.F.): A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground, delivering water and nutrients directly to the root zone, allowing for uptake from the tree. In this way, vigor can be improved and new root growth stimulated.

***JURISDICTIONAL DELINEATION AND
SPECIAL STATUS SPECIES
EVALUATION***

SACA-BILBY 25 PROPERTY

GIBSON & SKORDAL, LLC
Wetland Consultants
2277 Fair Oaks Blvd., Suite 395
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***JURISDICTIONAL DELINEATION AND
SPECIAL STATUS SPECIES
EVALUATION***

SACA-BILBY 25 PROPERTY

***CITY OF ELK GROVE,
CALIFORNIA***

AUGUST 2003

Prepared For:

***TREASURE HOMES
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Prepared By:

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2277 Fair Oaks Blvd., Suite 395
Sacramento, California 95825***

INTRODUCTION

The purpose of this report is to present the results of a jurisdictional delineation and special status species evaluation conducted for the Saca-Bilby 25 Property.

LOCATION

The study area is an approximately 25-acre parcel located east of Bruceville Road, west of Highway 99, south of Poppy Ridge Road, and immediately north of Bilby Road in the City of Elk Grove, California. It lies in the southeast ¼ of Section 10, Township 7 North, and Range 5 East of Sacramento County, California (Latitude 38°22' North, Longitude 121°24' West). Figure 1 is a vicinity map.

METHODOLOGY

Field studies were conducted on August 20 & 22, 2003 for the purpose of delineating all potential waters and wetlands existing in the study area and conducting an evaluation of special status species and their habitats.

Jurisdictional Delineation

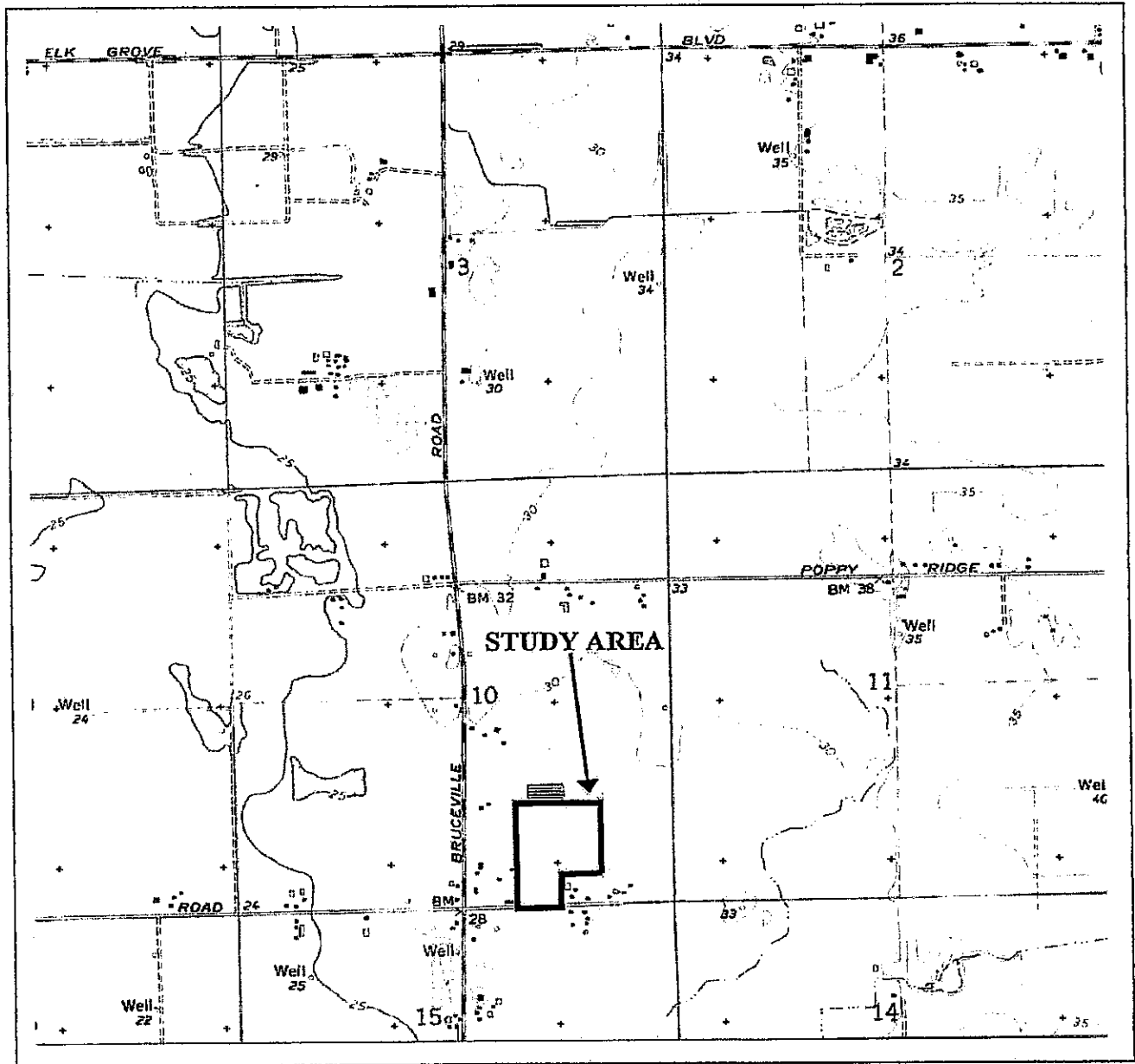
Site reference features, data points, and study area boundary were surveyed in the field by Gibson & Skordal, LLC utilizing a Trimble GPS data logger with sub-meter accuracy. The delineation map was prepared by layering the GPS data over base aerial photography flown in April 2002 by United States Geological Survey (USGS).

The "**Corps of Engineers Wetlands Delineation Manual**"¹ was used as the standard of determining whether specific areas are wetlands potentially subject to regulation under Section 404 of the Clean Water Act. Corps of Engineers' regulations (33 CFR 328) were used to determine the presence of waters of the United States other than wetlands. The "**National List of Plant Species That Occur in Wetlands: California (Region 0)**"² was used to determine the

¹ Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station. Vicksburg, Miss.

² Reed, P.B. 1988. National List of Plant Species That Occur In Wetlands: California (Region 0). Biological Report 88(26.10). May 1988. National Ecology Research Center, National Wetlands Inventory, U.S. Fish & Wildlife Service, St. Petersburg, Florida.

FIGURE 1
VICINITY MAP



↑
N
(Scale: 1 Inch = 2000 Feet)

Source: Florin 7.5 Minute USGS Topographic Quadrangle

wetland indicator status of plants observed in the study area. The "**Soil Survey of Sacramento County, California**"³ was used to evaluate soil mapping in the study area.

Detailed data on vegetation, soils, and hydrology characteristics was taken in the field. Data sheets documenting the basis for determining which areas are wetland or upland are provided in Appendix A.

Special Status Species Evaluation

The special status species evaluation includes those species that have been identified as having relative scarcity and/or declining populations by the United States Fish & Wildlife Service (FWS) or California Department of Fish & Game (CDFG). Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for Federal listing, and those considered to be Species of Concern by FWS or Species of Special Concern by CDFG. In addition to these, we also included those species considered to be "special animals" or "fully protected" by the CDFG and those plant species considered to be rare, threatened or endangered in California by the California Native Plant Society (CNPS).

In our evaluation, we considered those special status species documented by the California Natural Diversity Database (CNDDDB) as occurring in the vicinity of the study area. A record search of the CNDDDB was conducted for the Florin and Elk Grove 7.5 Minute USGS Quadrangles to identify all documented sightings of special status species in the vicinity of the study area. In addition to these species, we included other special status species that may have some potential for occurring in the study area based on historical range data and/or the presence of suitable habitat.

GENERAL SITE CONDITIONS AND HABITATS

The study area is generally bordered by an unpaved access road to the north, Bilby Road to the south, irrigated cropland and pasture to the east, and irrigated pasture to the west. The study area has been historically leveled, ditched, and drained for a variety of farming activities including winter hay and oats production and grazing pasture. The site was planted in hay last winter, and it was mowed and baled prior to our field studies.

³ USDA, Soil Conservation Service. 1991. Soil Survey of Sacramento County, California.

A majority of the study area supports open pasture/grassland with the exception of a few California walnut (*Juglans californica*) trees located along the southern boundary and two larger Fremont cottonwood trees (*Populus fremontii*) that straddle the north boundary. The dominant cover crop for the pasture was perennial rye (*Lolium perenne*) and wild oats (*Avena sp.*). Other common species observed include prickly lettuce (*Lactuca serriola*), soft chess (*Bromus mollis*), rip-gut brome (*Bromus diandrus*), barley (*Hordeum leporinum*), chicory (*Cichorium intybus*), rattail fescue (*Vulpia myuros*), and common spikeweed (*Hemizonia pungens*).

Soils in the study area are mapped as San Joaquin silt loam, leveled, 0 to 1 percent slopes; and Galt clay, leveled, 0 to 1 percent slopes. These are moderately deep; moderately well drained soils that occur on low terraces that have been altered for farming purposes. The San Joaquin soils were mapped in areas that were slightly cut when leveled, and the Galt soils were mapped in areas that were slightly filled when leveled. Although these mapped soils are not considered to be hydric, they do have hydric inclusions in drainages and depressions. Figure 2 provides a soils map of the study area.

JURISDICTIONAL DELINEATION FINDINGS

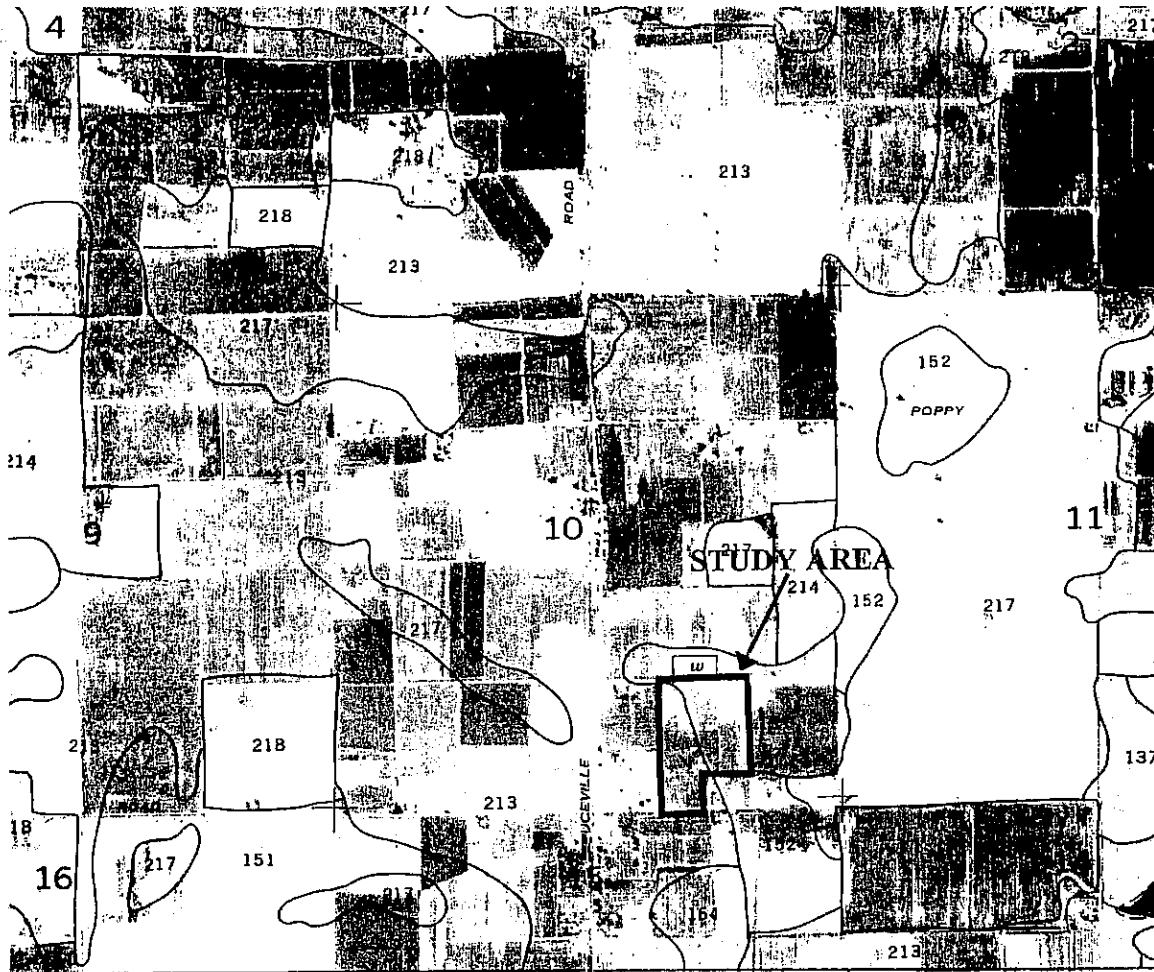
We did not identify any potential waters or wetlands in the study area that are currently regulated or potentially could be regulated by the Corps of Engineers under Section 404 of the Clean Water Act. Appendix B provides a delineation map showing the study area boundary and the location of representative data points. Appendix C provides a partial list of plant species observed in the study area including their status as wetland indicators.

SPECIAL STATUS SPECIES

Table 1 provides a list of special status species that were evaluated including their listing status, habitat associations, and whether potential habitats occur in the study area. Of the twenty-two special status species evaluated in Table 1, seven species including Swainson's hawk, giant garter snake, vernal pool fairy shrimp, vernal pool tadpole shrimp, valley elderberry longhorn beetle, Bogg's Lake hedge-hyssop, and slender orcutt grass are Federal and/or State listed threatened and/or endangered species. The following is a detailed discussion of special status species and their habitats in the study area.

FIGURE 2

SOILS MAP



<u>Soil Unit</u>	<u>Soil Name</u>	<u>Soil Classification</u>	<u>Drainage Class</u>
151	Galt clay, leveled, 0-1 % slopes	Typic Chromoxererts	moderately well drained
213	San Joaquin silt loam, leveled, 0-1 % slopes	Abruptic Durixeralfs	moderately well drained

Source: USDA, Soil Conservation Service. 1991. Soil Survey of Sacramento County, California

TABLE 1

EVALUATION OF SPECIAL STATUS SPECIES AND THEIR HABITATS

	State Status	Federal Status	CNPS Listing (plants)	Habitat Association	Potential Habitat In Study Area
Birds					
Accipiter cooperi (Cooper's hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes
Accipiter striatus (sharp-shinned hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes
Agelaius tricolor (tricolored blackbird)	Species of Special Concern	Species of Concern		Colonial nester in cattails, bullrush, or blackberries associated with marsh habitats.	No
Ardea alba (great egret)	CDFG-Special Animals	None		Rivers, streams, lakes, marsh and other aquatic habitats.	No
Ardea herodias (great blue heron)	CDFG-Special Animals	None		Rivers, streams, lakes, marsh and other aquatic habitats.	No
Athene cucularia (burrowing owl)	Species of Special Concern	Species of Concern		Nests in abandoned ground squirrel burrows associated with open grassland habitats.	Yes (marginal habitat)
Buteo Swainsoni (Swainson's hawk)	Threatened	None		Nests in tall cottonwoods, valley oaks or willows. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	Yes
Circus cyaneus (northern harrier)	Species of Special Concern	None		Forages in open grasslands, nests on ground in shrubby vegetation.	Yes (foraging habitat)
Elanus leucurus (white-tailed kite)	Fully Protected	None		Nests in riparian areas associated with rivers, streams, and wetlands. Forages in nearby grasslands or open fields.	Yes
Eremophila alpestris actia (California horned lark)	Species of Special Concern	None		Forages in open grasslands and fields.	Yes
Amphibians & Reptiles					
Ambystoma trigrinum californiense (California tiger salamander)	Species of Special Concern	Candidate		Breeds in vernal pools, seasonal wetlands and associated swales. Forages and hibernates in adjacent grasslands.	No

TABLE 1
(Continued)

	State Status	Federal Status	CNPS Listing (plants)	Habitat Association	Potential Habitat In Study Area
<i>Clemmys marmorata</i> (western pond turtle)	Species of Special Concern	Species of Concern		Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	No
<i>Thamnophis gigas</i> (giant garter snake)	Threatened	Threatened		Rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow moving water and heavy emergent vegetation.	No
Invertebrates					
<i>Branchinecta lynchi</i> (vernal pool fairy shrimp)	None	Threatened		Vernal pools and seasonal wetlands	No
<i>Desmocerus californicus dimorphus</i> (valley elderberry longhorn beetle)	None	Threatened		Dependent upon elderberry plant (<i>Sambucus mexicana</i>) as primary host species	No
<i>Lepidurus packardii</i> (vernal pool tadpole shrimp)	None	Endangered		Vernal pools and seasonal wetlands	No
<i>Linderiella occidentalis</i> (California linderiella)	None	None		Vernal pools and seasonal wetlands	No
Plants					
<i>Downingia pusila</i> (dwarf downingia)	None	None	CNPS-2	Vernal pools	No
<i>Gratiola heterosepala</i> (Bogg's Lake hedge-hyssop)	Endangered	None	CNPS-1B	Vernal pools and margins of lakes/ponds	No
<i>Legenere limosa</i> (legenere)	None	Species of Concern	CNPS-1B	Vernal pools	No
<i>Orcuttia tenuis</i> (slender orcutt grass)	Endangered	Threatened	CNPS-1B	Vernal pools	No
<i>Sagittaria sanfordii</i> (Sanford's arrowhead)	None	Species of Concern	CNPS-1B	Emergent marsh habitat, typically associated with drainages, canals, or irrigation ditches.	No

Swainson's Hawk and Other Raptors

Swainson's hawk (*Buteo swainsoni*) is a raptor species currently listed as threatened in California by the CDFG. They typically nest in tall cottonwoods, valley oaks, or willows associated with riparian corridors, grassland, irrigated pasture and other cropland with a high density of rodents. The Central Valley population typically breeds and nests in late spring through early summer before migrating to Central America and South America for the winter. Active Swainson's nesting activity has been documented within a 1 to 2-mile radius of the study area in the past, and there were at least 2 to 3 active Swainson's hawk nests documented in the East Franklin Specific Plan Area during the 2003 breeding season.

The cottonwood trees and walnut trees in the study area provide potential nesting habitat for Swainson's hawk as well as other tree-nesting raptors including white-tailed kite, red-tailed hawk, sharp-shinned hawk, and Cooper's hawk. In addition, there are several potential raptor nests located immediately adjacent to the northwest corner and southeast corner of the study area. The pasture/grassland provides potential foraging habitat for these tree nesters as well as potential foraging habitat for northern harrier. The timing of field studies was too late in the year to adequately evaluate current raptor nesting activity in or adjacent to the study area.

Burrowing owl (*Athene cunicularia*) is a ground nesting raptor species that is afforded protection by CDFG as a species of special concern due to potentially declining populations in the Central Valley of California. They typically inhabit open grassland habitats where they nest in abandoned ground squirrel burrows and other nesting cavities associated with raised mounds, levees, or soft berm features. Although there is marginal habitat present for burrowing owls, it is unlikely that they would nest in or otherwise utilize the site given the current farming practices including annual hay crop production and disking. Additionally, we did not observe burrowing owls present in or near the study area during our field studies.

Tricolored Blackbird

Tricolored blackbirds (*Agelaius tricolor*) are afforded protection by CDFG as a species of special concern due to declining populations in the region. They are colonial nesters preferring to nest in dense stands of cattails and/or bullrush, but they also commonly nest in blackberry thickets associated with drainages, ditches, and canals. There have been a number of documented sightings of tricolored blackbird nesting colonies in the East Franklin Specific Plan and Laguna Ridge Specific Plan areas, but the precise locations have been excluded from CNDDDB records for protection issues.

The absence of suitable nesting habitat in the study area, such as emergent marsh/open water or blackberry thicket, would eliminate any reasonable potential for tricolored blackbirds to nest at the site.

California Tiger Salamander

The California tiger salamander (*Ambystoma trigrinum californiense*) is a Federal Candidate for formal listing and a California Species of Special Concern that breeds in vernal pool/swale complexes associated with grassland communities.

The absence of potential habitat including vernal pools, seasonal wetlands, or swales in the study area would eliminate any reasonable potential for tiger salamanders to occur at the site.

Giant Garter Snake

Giant garter snake (GGS) is designated as a Federal threatened and State threatened species afforded special protection by FWS and CDFG. The snakes are generally associated with larger canals, irrigation ditches, and other semi-permanent to permanent aquatic sites with slow moving water and an abundance of emergent vegetation.

The absence of suitable or potential GGS habitat in or immediately adjacent to the study area would eliminate any reasonable potential for GGS to utilize the site.

Valley Elderberry Longhorn Beetle

The valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) is a Federal threatened species that is dependent upon the elderberry plant (*Sambucus sp.*) as a primary host species. Elderberry shrubs are a common component of riparian areas throughout the Sacramento Valley region, and they have been documented as occurring at numerous locations in the vicinity of the study area.

Based on the absence of elderberry shrubs at the site, there is no potential for elderberry longhorn beetle to occur in the study area.

Vernal Pool Branchiopods

Federally listed vernal pool branchiopods including the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardii*) have been documented as occurring in Elk Grove and Florin USGS quadrangles. Other non-listed branchiopods known to occur in the region include California linderiella (*Linderiella occidentalis*) and midvalley fairy shrimp (*Branchinecta mesovallensis*).

The branchiopod species listed above only occur in vernal pools and/or other seasonally ponded wetlands that sustain inundation during the winter before drying up in the late spring. The absence of vernal pool and/or other seasonal wetland habitats in the study area would eliminate any potential for federally listed branchiopods to occur at the site.

Special Status Plants

Special status plant species identified on the NDDDB as occurring in the Elk Grove and Florin USGS quadrangles include dwarf downingia (*Downinia pusila*), Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), legenere (*Legenere limosa*), slender orcutt grass (*Orcuttia tenuis*), and Sanford's arrowhead (*Sagittaria sanfordii*). Dwarf downingia, legenere, and slender orcutt grass are strongly associated with vernal pools and other seasonally ponded wetlands. Sanford's arrowhead generally occurs in deep aquatic or emergent marsh habitats associated with drainages, canals, ditches, or ponds.

The absence of wetlands or other aquatic habitats in the study area would eliminate any reasonable potential for these special status plants to occur in the study area. In addition, we did not observe any of these plants at the site during our field surveys.

SUMMARY

We did not identify any potential waters or other wetlands in the study area that are currently regulated by the Corps of Engineers under Section 404 of the Clean Water Act. In addition, there are no ditches or other depressional features in the study area that could potentially support wetland conditions.

A variety of special status raptors including Swainson's hawk, white-tailed kite, Cooper's hawk, sharp-shinned hawk, and burrowing owl that would have a reasonable potential for occurring in the study area based on the presence of suitable foraging and nesting habitat. In addition, there is

suitable foraging habitat for northern harrier. If future development of the study area will occur during the raptor nesting season extending from February-August, we recommend that a pre-construction nesting survey be completed prior to the start of project construction, and preferably within two weeks of construction.

Given the absence of wetlands or other aquatic habitats in the study area, there is little, if any potential for special status plants or special status branchiopods (i.e. fairy shrimp) to occur at the site. Thus, no additional surveys for these species is warranted or needed.

APPENDIX A

DATA FORMS

ROUTINE WETLAND DETERMINATION DATA FORM

Project/Site: <u>Saca-Bilby 25</u> Applicant/Owner: <u>Treasure Homes</u> Investigator(s): <u>D. Skordal, J. Gibson</u>	Date: <u>8-20-3</u> City/County: <u>Elk Grove, Sacramento Co.</u> State: <u>California</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? <u>Irrigation</u> <input checked="" type="radio"/> Yes <input type="radio"/> No Is the area a potential Problem Area? <input type="radio"/> Yes <input checked="" type="radio"/> No (If needed, explain on reverse.)	Community ID: <u>Irrigated Area</u> Transect ID: _____ Data Point ID: <u>1</u>

VEGETATION

Plant Species	Plant Species
Dominant (D) - Associate (A)	Dominant (D) - Associate (A)
Stratum	Stratum
Indicator	Indicator
1. <u>Lythrum hyssopifolia (D)</u>	9. <u>Geranium dissectum (A)</u>
2. <u>Cynodon dactylon (A)</u>	10. <u>Cyperus eragrostis (A)</u>
3. <u>Rumex crispus (A)</u>	11. <u>Arena sp. (A)</u>
4. <u>Lolium perenne (A)</u>	12. <u>Lotus corniculatus (A)</u>
5. <u>Plantago lanceolata (A)</u>	13. _____
6. <u>Lactuca scariola (A)</u>	14. _____
7. <u>Trifolium sp. (A)</u>	15. _____
8. <u>Eleocharis macrostachya (A)</u>	16. _____
Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). _____	
Remarks: <u>Vegetation sustained by irrigation run-off from flood irrigated pasture from adjacent property to the west. Absent irrigation, area supports upland grassland community.</u>	

HYDROLOGY

___ Recorded Data (Describe in Remarks): ___ Streams, Lake, or Tide Gauge ___ Aerial Photographs ___ Other ___ No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: ___ Inundated ___ Saturated in Upper 12 inches ___ Water Marks ___ Drift Lines ___ Sediment Deposits/Organic Detritus ___ Drainage Patterns in Wetlands Secondary Indicators (2 or more required): ___ Oxidized Root Channels in Upper 12 inches ___ Water-Stained Leaves ___ Local Soil Survey Data ___ FAC-Neutral Test ___ Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>level to slight low spot that imitates "tailwater" runoff from adjacent property. Lacks algae matting, oxidized root channels, or other indicators of wetland hydrology.</u>	

SOILS

Map Unit Name San Joaquin silt loam, leveled,
 (Series and Phase): 0-1 % slopes

Drainage Class: Moderately well drained

Taxonomy (Subgroup): Abruptic Durixeralfs

Field Observations
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>1-12</u>	<u>7.5 YR 3/4</u>	<u>None</u>	<u>————</u>	<u>Silt loam</u>

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: Lacks hydric soil indicators.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Is this Data Point Within a Wetland?	Yes <input checked="" type="radio"/> No
Wetland Hydrology Present?	Yes <input checked="" type="radio"/> No		
Hydric Soils Present?	Yes <input checked="" type="radio"/> No		

Remarks: Non-wetland

**ROUTINE WETLAND DETERMINATION
DATA FORM**

Project/Site: <u>Saca-Bilby 25</u> Applicant/Owner: <u>Treasure Homes</u> Investigator(s): <u>D. Skordal, J. Gibson</u>	Date: <u>8-20-3</u> City/County: <u>Elk Grove, Sacramento Co.</u> State: <u>California</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input type="radio"/> No <input checked="" type="radio"/> Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input type="radio"/> No <input checked="" type="radio"/>	Community ID: <u>upland pasture-grassland</u> Transect ID: _____ Data Point ID: <u>2</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Avena sp. (D)</u>		<u>UPL</u>	9. _____		
2. <u>Lolium perenne (D)</u>		<u>FAC</u>	10. _____		
3. <u>Vulpia myuros (D)</u>		<u>FACU</u>	11. _____		
4. <u>Hordeum hystrix (A)</u>		<u>FAC</u>	12. _____		
5. <u>Hordeum leporinum (A)</u>		<u>UPL</u>	13. _____		
6. <u>Lycium hyssopifolia (A)</u>		<u>FACW</u>	14. _____		
7. <u>Malva sp. (A)</u>		<u>—</u>	15. _____		
8. <u>Lactuca scariola (A)</u>		<u>FAC</u>	16. _____		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 33%

Remarks: Mowed pasture - grassland

HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Streams, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits/Organic Detritus <input type="checkbox"/> Drainage Patterns in Wetlands Secondary Indicators (2 or more required): <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>Leveled pasture, lacks depression, lacks wetland hydrology.</u>	

SOILS

Map Unit Name Galt clay, leveled,
 (Series and Phase): 0-1% slopes Drainage Class: Moderately well drained
 Taxonomy (Subgroup): Typic Chromoxerents Field Observations
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>1-10</u>	<u>10YR 3/3</u>	<u>None</u>	<u>-</u>	<u>Silt loam</u>

Hydric Soil Indicators:

<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretion in upper 3 inches
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils
<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)

Remarks: Lacks hydric soil indicators.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks: Non-wetland

ROUTINE WETLAND DETERMINATION
DATA FORM

Project/Site: <u>Saca-Bilby 25</u> Applicant/Owner: <u>Treasure Homes</u> Investigator(s): <u>D. Skordal, J. Gibson</u>	Date: <u>8-20-3</u> City/County: <u>772 Grove, Sacramento Co.</u> State: <u>California</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input checked="" type="radio"/> No <input type="radio"/> Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input checked="" type="radio"/> No <input type="radio"/>	Community ID: <u>Ditch - upland grassland</u> Transect ID: _____ Data Point ID: <u>3</u>

VEGETATION

Plant Species		Stratum	Indicator	Plant Species		Stratum	Indicator
Dominant (D) - Associate (A)				Dominant (D) - Associated (A)			
1. <u>Avena sp.</u>	<u>(D)</u>		<u>UPL</u>	9. _____			
2. <u>Lolium perenne</u>	<u>(D)</u>		<u>FAC</u>	10. _____			
3. <u>Vulpia myuros</u>	<u>(A)</u>		<u>FACU</u>	11. _____			
4. <u>Bromus mollis</u>	<u>(A)</u>		<u>FACU</u>	12. _____			
5. <u>Geranium dissectum</u>	<u>(A)</u>		<u>UPL</u>	13. _____			
6. _____				14. _____			
7. _____				15. _____			
8. _____				16. _____			

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 50%

Remarks: Disturbed grassland

HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Streams, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits/Organic Detritus <input type="checkbox"/> Drainage Patterns in Wetlands Secondary Indicators (2 or more required): <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>Man-made irrigation ditch historically constructed in uplands. In the absence of irrigation, the ditch is completely dry. The ditch is confined to the study area.</u>	

SOILS

Map Unit Name Galt clay, leveled,
 (Series and Phase): 0-1% slopes Drainage Class: Moderately well drained
 Taxonomy (Subgroup): Typic Chromoxerents Field Observations
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>1-10</u>	<u>10YR 3/3</u>	<u>None</u>	<u>—</u>	<u>silt loam</u>

- Hydric Soil Indicators:
- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: Lacks hydric soil indicators

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks: Non-wetland

**ROUTINE WETLAND DETERMINATION
DATA FORM**

Project/Site: <u>Saca-Bilby 25</u> Applicant/Owner: <u>Treasure Homes</u> Investigator(s): <u>D. Skordal, J. Gibson</u>	Date: <u>8-20-3</u> City/County: <u>Elk Grove, Sacramento Co.</u> State: <u>California</u>
Do Normal Circumstances exist on the site? <input checked="" type="radio"/> Yes <input type="radio"/> No Is the site significantly disturbed (Atypical Situation)? Yes <input checked="" type="radio"/> No <input type="radio"/> Is the area a potential Problem Area? (If needed, explain on reverse.) Yes <input checked="" type="radio"/> No <input type="radio"/>	Community ID: <u>Upland pasture - grassland</u> Transect ID: _____ Data Point ID: <u>4</u>

VEGETATION

Plant Species	Stratum	Indicator	Plant Species	Stratum	Indicator
Dominant (D) - Associate (A)			Dominant (D) - Associated (A)		
1. <u>Avena sp. (D)</u>	_____	<u>UPL</u>	9. _____	_____	_____
2. <u>Bromus mollis (D)</u>	_____	<u>FACW</u>	10. _____	_____	_____
3. <u>Lolium perenne (D)</u>	_____	<u>FAC</u>	11. _____	_____	_____
4. <u>Hordeum hystrix (A)</u>	_____	<u>FAC</u>	12. _____	_____	_____
5. <u>Lactuca scariola (A)</u>	_____	<u>FAC</u>	13. _____	_____	_____
6. <u>Vulpia myuros (A)</u>	_____	<u>FACU</u>	14. _____	_____	_____
7. <u>Erodium sp. (A)</u>	_____	<u>UPL</u>	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 33%

Remarks: Mowed pasture - grassland

HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Streams, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input type="checkbox"/> No Recorded Data Available	Wetland Hydrology Indicators: Primary Indicators: <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits/Organic Detritus <input type="checkbox"/> Drainage Patterns in Wetlands Secondary Indicators (2 or more required): <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Field Observations: Depths of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks: <u>Levelled terrain, lacks basin, lacks oxid. root channels or other wetland hydrology indicators.</u>	

SOILS

Map Unit Name San Joaquin silt loam, leveled,
 (Series and Phase): 0-1 % slopes Drainage Class: Moderately well drained
 Taxonomy (Subgroup): Abruptic Durixeralfs Field Observations
 Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
<u>1-10</u>	<u>10YR 3/3</u>	<u>none</u>	<u>---</u>	<u>fine sandy loam</u>

- Hydric Soil Indicators:**
- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretion in upper 3 inches |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is this Data Point Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks: Non-wetland

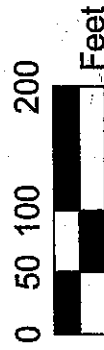
APPENDIX B

DELINEATION MAP

JURISDICTIONAL DELINEATION MAP

SACA-BILBY 25 PROPERTY

Elk Grove, California



Legend

- Data Points
- Study Area



GIBSON AND SKORDAL, LLC
WETLANDS CONSULTANTS
2277 Fair Oaks Blvd, Suite 395
Sacramento, CA 95825
(916) 569-1830

Prepared: August 2003
Revised:

APPENDIX C

PLANT LIST

**PARTIAL LIST OF PLANTS OBSERVED ON THE SACA-BILBY 25
PROPERTY AND THEIR STATUS AS WETLAND INDICATOR SPECIES**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u> ^{1&2}
<i>Aira caryophyllea</i>	silver hairgrass	UPL
<i>Anagallis arvensis</i>	scarlet pimpernel	FAC
<i>Avena sp.</i>	wild oats	UPL
<i>Brassica nigra</i>	black mustard	UPL
<i>Briza minor</i>	little quaking grass	FACW-
<i>Brodiaea sp.</i>	brodiaea	---
<i>Bromus diandrus</i> (<i>B. rigidus</i>)	rip-gut grass	UPL
<i>Bromus mollis</i>	soft chess	FACU-
<i>Centaurea solstitialis</i>	yellow star-thistle	UPL
<i>Chenopodium album</i>	lamb's quarters	FAC
<i>Cichorium intybus</i>	chickory	UPL
<i>Cirsium vulgare</i>	bull thistle	FACU
<i>Convolvulus arvensis</i>	bindweed	UPL
<i>Conyza canadensis</i>	Canada horseweed	FAC
<i>Cynodon dactylon</i>	Bermuda grass	FAC
<i>Cyperus eragrostis</i>	tall flatsedge	FACW
<i>Dactylis glomerata</i>	orchard grass	FACU
<i>Eleocharis macrostachya</i>	creeping spikerush	OBL
<i>Elymus sp.</i>	wild-rye	---
<i>Epilobium sp.</i>	willow herb	---
<i>Eremocarpus setigerus</i>	doveweed	UPL
<i>Erodium botrys</i>	filaree	UPL
<i>Festuca arundinacea</i>	tall fescue	FAC-
<i>Geranium dissectum</i>	cut-leaf geranium	UPL
<i>Hemizonia pungens</i>	common tarweed	FAC
<i>Holocarpha virgata</i>	tarweed	UPL
<i>Hordeum hystrix</i> (<i>H. geniculatum</i>)	Mediterranean barley	FAC
<i>Hordeum leporinum</i>	barley	NI
<i>Hypochaeris glabra</i>	smooth cats tongue	UPL
<i>Juglans californica</i> (<i>J. nigra</i>)	California walnut	UPL
<i>Juncus bufonius</i>	toad rush	FACW+
<i>Lactuca serriola</i>	prickly lettuce	FAC
<i>Leontodon leysseri</i>	hairy hawkbit	FACU
<i>Lolium perenne</i> (<i>L. multiflorum</i>)	perennial ryegrass	FAC*
<i>Lotus corniculatus</i>	bird's foot trefoil	FAC

¹ Reed, P.B. 1988. National List of Plant Species That Occur in Wetlands: California (Region 0). Biological Report 88(26.10) May 1988. National Ecology Research Center, National Wetland Inventory, U.S. Fish and Wildlife Service, St. Petersburg, FL.

² OBL = obligate; FACW = facultative wetland; FAC = facultative; FACU = facultative upland; UPL = upland; and NI = no indicator.

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u>
<i>Lotus purshianus</i>	Spanish clover	FAC
<i>Lupinus bicolor</i>	two-color lupine	UPL
<i>Lythrum hyssopifolia</i>	loosestrife	FACW
<i>Malva parviflora</i>	cheeseweed	UPL
<i>Paspalum dilatatum</i>	dallis grass	FAC
<i>Phalaris sp.</i>	canary grass	---
<i>Picris echioides</i>	bristly ox-tongue	FAC*
<i>Plantago lanceolata</i>	English plantain	FAC-
<i>Poa annua</i>	annual bluegrass	FACW-
<i>Polygonum aviculare</i>	knotweed	FAC
<i>Populus fremontii</i>	Fremont cottonwood	FACW
<i>Raphanus sativus</i>	wild radish	UPL
<i>Rumex acetosella</i>	sheep sorrel	FAC-
<i>Rumex conglomeratus</i>	clustered dock	FACW
<i>Rumex crispus</i>	curly dock	FACW-
<i>Silybum marianum</i>	milk thistle	UPL
<i>Sonchus arvensis</i>	field sow thistle	FACU
<i>Spergularia rubra</i>	purple sand spurry	FAC-
<i>Stellaria media</i>	chickweed	FACU
<i>Taeniatherum caput-medusae</i>	medusa-head	UPL
<i>Trifolium sp.</i>	clover	---
<i>Vulpia myuros</i>	rat-tail fescue	FACU

Appendix 3
Cultural Resource Assessment; Duckett Ranch

**CULTURAL RESOURCE ASSESSMENT
FOR THE DUCKETT RANCH PROPERTY
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA**

PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY



**CULTURAL RESOURCE ASSESSMENT
FOR THE DUCKETT RANCH PROPERTY
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA**

Prepared by

Peak & Associates, Inc.
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95762
(916) 939-2405

Prepared for

Meritage Homes
1544 Eureka Road, Suite 150
Roseville, CA 95661

June 3, 2003
(Job # 03-050)

THE HODGSON

C O M P A N Y

MEMORANDUM

June 16, 2003

TO: Pat Angell/PMC

FROM: John Hodgson

RE: Cultural Resource Assessment

Enclosed please find the report on the Duckett Ranch Property prepared by Peak & Associates (June 3, 2003).

Call me if questions.

RECEIVED BY

JUN 17 2003

PACIFIC MUNICIPAL
CONSULTANTS

7700 COLLEGE TOWN DR., SUITE 220
SACRAMENTO, CA 95826-2304
916/383-6091 FAX 916/383-6099
HODGSONCO@AOL.COM

INTRODUCTION

The 37.79 acre property lies within the boundaries of the Laguna Ridge Specific Plan Area in the City of Elk Grove. The Laguna Ridge Specific Plan Area was the subject of a major cultural resource study in 1999 that resulted in the survey of many acres of the overall area, and identification of a number of older residences and dairies. The complex on the Duckett property was not recorded as it was less than 50 years in age.

The project site is located on the south side of old Poppy Ridge Road, west of Bruceville Road and is located in the northeast quarter of section 10, Township 6N Range 5E, mapped on the Florin USGS 7.5' topographic quadrangle (Map 1).

Melinda Peak served as principal investigator for the study, with Ann Peak serving as the field director (resumes, Appendix 1).

CULTURAL HISTORY

Archeological Background

The Sacramento Delta was one of the first regions in California to attract intensive archeological fieldwork. Between 1893 and 1901, avocational archeologist J. A. Barr excavated many prehistoric mounds in the Stockton area. He collected nearly 2000 artifacts during the course of his investigations. H. C. Meredith was another avocational archeologist of the period who pursued collecting in the same Stockton locality. Meredith (1899, 1900) did publish a compilation of his own and Barr's findings, and these appear to constitute the earliest accounts of Delta archeology. Holmes (1902), from the Smithsonian Institution, further elaborated on the Delta or "Stockton District" archeology, presenting illustrations of artifacts collected by Meredith and Barr.

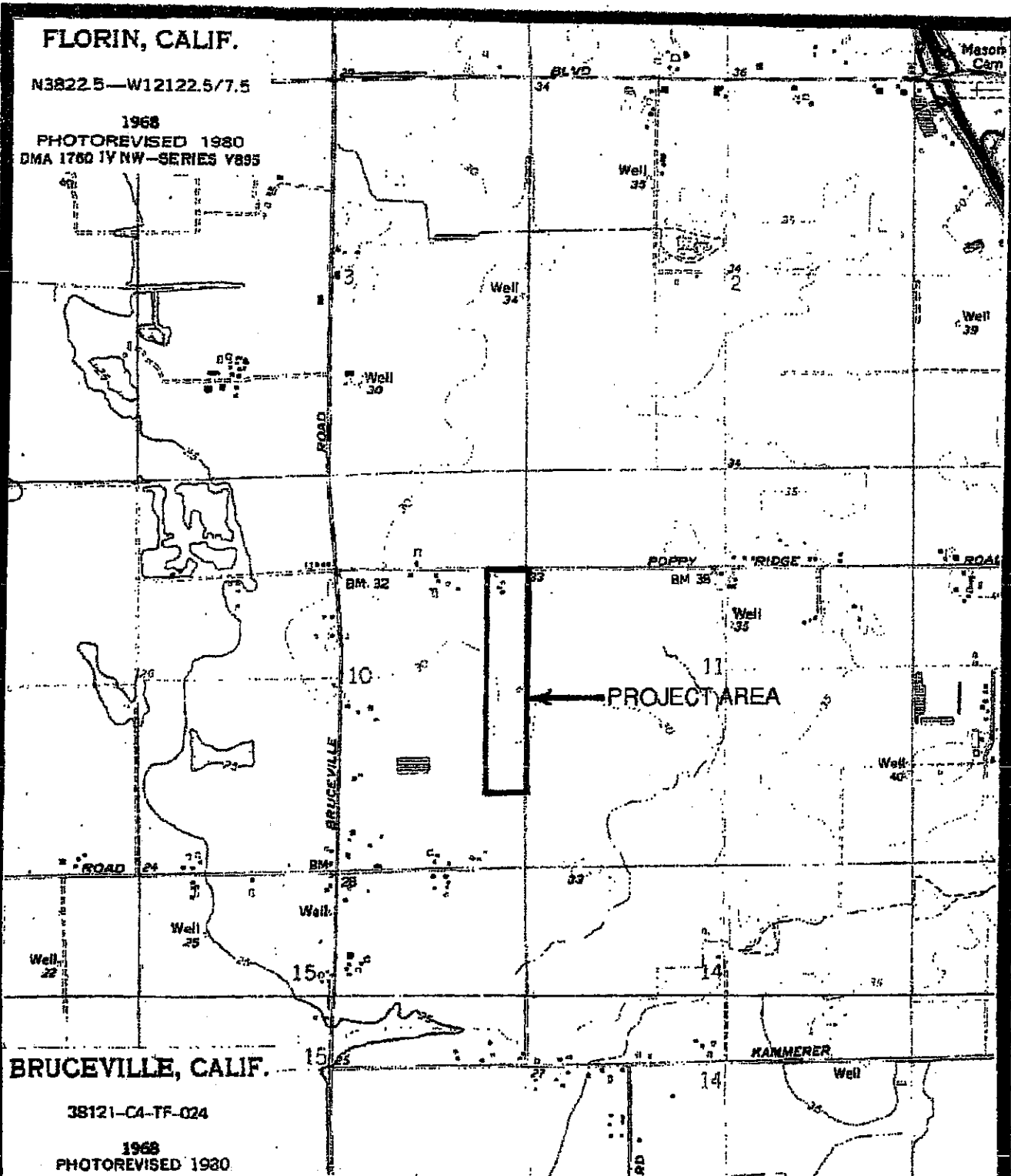
It was Elmer J. Dawson who first recognized culture changes through time in delta archeology. Though he was an amateur archeologist, Dawson understood the necessity of keeping accurate notes on grave associations and provenience of artifacts. He collaborated with W. E. Schenck to produce an overview of northern San Joaquin Valley archeology (Schenck and Dawson 1929). The overview contained information on more than 90 prehistoric sites as well as data on previous collections.

By 1931, the focus of archeological work was directed toward the Cosumnes River locality, where survey and exploration were conducted by Sacramento Junior College (Lillard and Purves 1936). Excavations, especially at the stratified Windmiller mound (CA-SAC-107), suggested three temporally distinct cultural traditions: Early, Transitional, and Late. Information grew as a result of excavations at other mounds in the Delta and lower Sacramento Valley by

FLORIN, CALIF.

N3822.5—W12122.5/7.5

1968
PHOTOREVISED 1980
DMA 1760 1Y NW—SERIES V895

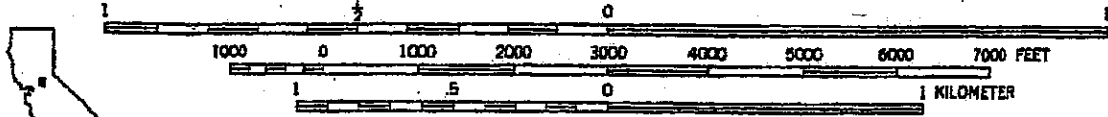


BRUCEVILLE, CALIF.

38121-C4-TF-024

1968
PHOTOREVISED 1980

SCALE 1:24 000



CONTOUR INTERVAL 5 FEET

QUADRANGLE LOCATION

BASE MAP IS MAPPED EDITED AND PUBLISHED BY THE U. S. GEOLOGICAL SURVEY



Sacramento Junior College and the University of California, Berkeley (Lillard, Heizer and Fenenga 1939).

Previous investigations in the project region have focused upon very detailed archival research of Spanish sources (Bennyhoff 1977), and the archeological investigations at a number of small sites (Schulz, Abels and Ritter 1979; Schulz and Simons 1973; Soule 1976). A reexamination of earlier work has also been undertaken (Ragir 1972; Schulz 1981; Doran 1980). Several of the previously investigated sites probably represent satellite encampments or small villages associated with major villages.

The majority of the sites appear to be relatively late in time, and probably represent Plains Miwok. As mentioned above, the sites appear to be satellite encampments or small villages. The activities practiced are varied, but detailed studies on the faunal collection suggest seasonality of occupation and a focus on fish species other than the main channel varieties.

Writing the definitive summary of California archeology, Moratto (1984: 529-547) devoted an entire chapter to linguistic prehistory. For the Central Valley region, Moratto points out that some Early Horizon and Middle Horizon central California archeological sites appear at least in part, contemporaneous, based on existing radiocarbon dates. Cultural materials recovered from CA-SJO-68, an Early Horizon site, are thought to date to 4350 ± 250 B.P. or 2350 B.C. On the other hand, a Middle Horizon component at CA-CCO-308 dates to 4450 ± 400 B.P. or 2450 B.C. The antiquity of other Early and Middle Horizon sites demonstrate an overlap of the two horizons by a millennium or more.

One explanation proposes that the Middle Horizon represents an intrusion of ancestral Miwok speaking people into the lower Cosumnes, Mokelumne, and Sacramento River areas from the Bay Area. The Early Horizon may represent older Yokuts settlements or perhaps the speakers of a Utian language who were somehow replaced by a shift of population(s) from the bay.

Ethnological Background

The Eastern Miwok represent one of the two main divisions of the Miwokan subgroup of the Utian language family (Levy 1978:398). The Plains Miwok, one of five separate cultural and linguistic groups of the Eastern Miwok, occupied the lower reaches of the Mokelumne, Cosumnes and Sacramento Rivers including the area of south Sacramento County surrounding the project area. Linguistic studies and the application of a lexicostatistic model for language divergence suggests that Plains Miwok was a distinct linguistic entity for the last 2000 years (Levy 1970). This result led researchers such as Richard Levy (1978:398) to conclude that the Plains Miwok inhabited the Sacramento Delta for a considerable period of time.

The political organization of the Plains Miwok centered on the tribelet. Tribelets were comprised of 300 to 500 individuals (Levy 1978:410). Each tribelet was thought to control a specific area of resources and usually consisted of several villages or hamlets. Each tribelet also was divided along lineages. These lineages were apparently localized to a specific geographic setting and most likely represented a village site and its associated satellite sites where the seasonal collection of resources occurred (Levy 1978:398-399). Descent was reckoned through males. Each settlement apparently contained roughly 21 individuals according to data collected by Gifford (Cook 1955:35).

The diet of the Plains Miwok emphasized the collection of floral resources such as acorns, buckeye, digger pine nuts, seeds from the native grasses and various fresh greens. Faunal resources such as tule elk, pronghorn antelope, deer, jackrabbits, cottontails, beaver, gray squirrels, woodrats, quail and waterfowl were hunted. Fishing, particularly salmon and sturgeon, contributed significantly to the Plains Miwok diet (Levy 1978:402-403). The primary method of collecting fish was by nets, but the use of bone hooks, harpoons and obsidian-tipped spears is also known ethnographically (Levy 1978:404)

Both twined and coiled basketry were manufactured by the Eastern Miwok. The uses of baskets included the collection and storage of seeds, basketry cradles and gaming (Levy 1978:406). Tule mats were also known to have been used by the Plains Miwok primarily as a floor covering. Other uses of tule included the manufacture of the tule balsa, a water craft in which native people navigated and exploited adjacent delta and major river systems.

Four main types of structures were known among the Eastern Miwok, depending on the environmental setting. In the mountains, the primary structure was a conical structure of bark slabs. At lower elevations the structures consisted of thatched structures, semi-subterranean earth-covered dwellings and two types of assembly houses used for ceremonial purposes (Levy 1978:408-409).

Bennyhoff (1977:11) characterized the Plains Miwok as intensive hunter-gatherers, with an emphasis upon gathering. The seasonal availability of floral resources defined the limits of the group's economic pursuits. Hunting and fishing subsistence pursuits apparently accommodated the given distribution of resources. The Plains Miwok territory covered six seasonally productive biotic communities and as such native people could apparently afford to pick and chose the resources they ranked highest from each of these zones. The subsequent storage of floral resources (such as acorns in granaries) allowed for a more stable use of the resource base (Bennyhoff 1977:10). The acorn was apparently the subsistence base needed to provide an unusually productive environment as earlier non-acorn using peoples who resided in the same geographic setting apparently suffered some seasonal deprivation (Schulz 1981). Such an emphasis upon the gathering of acorns is consistent with the population increase evident during the Upper Emergent Period in California (Doran 1980).

The study of piscine (fish) remains from both CA-SAC-65 (Schulz, Abels and Ritter 1979) and CA-SAC-145 (Schulz n.d.; Schulz and Simons 1973) indicates that small villages away from the major rivers appear to concentrate on the collection of piscine species (particularly the Sacramento perch) that inhabited slow-moving waters.

The people of this area would probably have been a part of the Newachumne tribelet, one of the smaller Plains Miwok tribelets. The main village of the group can probably be identified with archeological site CA-SAC-211, located on the Cosumnes River about a mile southeast of the Plan Area (Bennyhoff 1977:102). This tribelet was part of what Bennyhoff terms the Cosumnes Group of cooperating tribelets, even though the main village was on the Sacramento. The Newachumne had four associated subsidiary settlements in the immediate vicinity.

This group apparently resisted missionization, but was depleted by the 1833 epidemic. The Murphy family settled in the vicinity of Newachumne in 1844, building their ranch house adjacent to the Indian village. After the discovery of gold in early 1848, John Murphy used Indian labor in his operations on Weber Creek in El Dorado County. In September of the same year, he appears to have transported Indians from Newachumne and its subsidiary settlement of Chuyumkatat to the Upper Stanislaus River in Calaveras County. He established a trading post known as Murphys Camp, providing food and trade goods to the Indian laborers in exchange for gold.

Historical Background

The lands of the project area lay north of any of the land grants awarded by the Mexican government in the 1840s. The name of Elk Grove was originally applied to a spot about a mile away from the eventual location of the town. James Hall built a hotel there in 1850 and named it after his home town in Missouri. This hotel burned down in 1857. The eventual site of Elk Grove was on the ranch of Major James Buckner, who also built a hotel on the site in 1850. The hotel was owned successively by Buckner, Phineas Woodward, Mrs. Jared Erwin, and Nicholas Christophel (Davis 1890:243).

The site did not really become a town until after the railroad was constructed. A farmer named Everson saw potential commercial opportunities for a town at this location, but none of the residents, including Everson, had the money available to construct the necessary buildings. Everson persuaded the citizens to pool their money to form the Elk Grove Building Company in 1876. The profits from the first building, the Chittenden and Everson general merchandise store, fueled further construction which, in turn, brought in merchants from outside the area. Only four years later, the town boasted the original general store and one other, two hotels, a flouring mill, the railroad depot, a hardware store, a meat market, a furniture factory, two drug stores, a harness shop, a grain and hay warehouse, a dressmaking shop, two millinery shops, a boot shop, a wagon factory and a blacksmith (Thompson and West 1880:234). The town continued to grow, first as a commercial center for the farmers in the area and recently as a suburban residential zone for greater Sacramento.

The lands of the Laguna Ridge Specific Plan Area (Plan Area) apparently lay vacant until the mid-1850s to the early 1860s. One early settler in the region was Isaac Freeman, born in 1814 in Ohio. Freeman drove livestock across the Plains in 1852, and engaged in the dairy business for a year, then returning to the East. In 1859, he again came to California, settling on a portion of the Plan Area. The 1855 General Land Office plat shows a house and cultivated field in the northeast quarter of the section. Freeman may have moved into this house. By 1885, he had acquired all of Section 10, including the project area. When Freeman came to the region, stock-raising not farming was the predominant industry. Hay-raising began in 1861, with wheat becoming an important crop after that time. The Kerr Brothers later began raising grapes in the region. Freeman served in the Legislature from 1869-1870, and served as a school trustee for over thirty years. Freeman indicated in his biography that he had always opposed Chinese labor, immigration and citizenship (Davis 1890:637).

Major change in the pattern of ownership in the Plan Area began to occur between 1903 and 1911. There was a philosophy in the early 1900s that held that dividing larger land holdings into very small subsistence farm plots would allow more efficient use of arable land and an increase in population that would speed the pace of development. It was in this era also that dairying began to be more common in the region (Peak & Associates, Inc. 1999a; 1999b). The increase in dairying may have been due to the completion of the Western Pacific Railroad in 1909, with this additional route only a mile to two miles west of the Plan Area. It provided a means of quickly getting the dairy production to market.

Further subdivision of parcels in the Plan Area occurred in the 1910s and early 1920s. By 1942, there were at least 20 building complexes within the Plan Area boundaries suggesting further subdivision of the tract, with several more building complexes added in the late 1940s and early 1950s. The residence within the project area apparently dates to this era of subdivision of the Plan Area. There are no buildings on the site in 1909; by 1942, the residence had been added. By 1953, two outbuilding had been added to the complex.

RESEARCH

A records search was conducted through the North Central Information Center of the California Historical Resources Information System. The previous survey for the Specific Plan Area included surveys of adjacent areas (Peak & Associates 1999c).

Additionally, the California Points of Historical Interest (1992 and updates), the California Inventory of Historic Places (1976), and California Historical Landmarks (1996) were checked for information on significant historical sites.

FIELD SURVEY

The project area was intensively surveyed by Ann Peak (resume, Appendix 1) and Chris Chaloupka in May 2003. The team utilized 5 to 10 meter wide transects covering the project area. No prehistoric period cultural resources were discovered within the project area. The field crew mapped and photographed the residential complex at 3779 Poppy Ridge Road (Appendix 3).

This residence is irregularly shaped, two-story (west addition) with a low pitched cross gable roof with wide eaves and false (decorative) roof beams. A covered front porch with sloping columns that continue to the ground elevation is located on the north facing side. The two story modern appearing addition abuts the original building along the west wall.

The original home was a typical example of a Craftsman Style home with exposed roof eaves, low pitched gable roof, and covered porch. Unfortunately the addition of the new portion on the west side has significantly impacted the integrity of the residence. It is likely that the original home dates to the 1920s.

Forty feet south of the residence is a modern concrete block T-shaped building that serves as a laundry room. The eastern end of the 36 foot long building is 20 feet wide north/south and then decreases in width to 16 feet at 22 feet from the east end of the structure. The laundry room abuts a wooden deck and to the west of the deck is an above-ground swimming pool. A well and pressure tank lie immediately behind the laundry.

A wood frame car port, 36' 6" north-south and 24' 4" east/west, with a corrugated metal roof, lies 125 feet south of the house. The front of the structure is open to the east and has room for four vehicles. This is of fairly recent construction.

The timber framed nailed barn is located 200 feet to the southeast of the residence and is about 24 feet in height. The barn is square and measures 48 feet in all dimensions. The barn is in excellent condition, but could be one of the outbuildings indicated on the 1953 topographic map.

Immediately adjacent to the barn on the west are two small wood-framed sheds. One shed measures 8 feet by 10 feet while the second is 7 feet by 9 feet in dimensions. These appear to be of the same age as the barn.

EVALUATION OF THE SITE

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact an

archeological site, it needs to be determined whether the site is an historical resource, which is defined as any site which:

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California may be considered an historical resource. Generally, the resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- (A.) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

The complex consists of several buildings, the oldest of which is the residence. This building appears to date to the 1920s, and can be evaluated under criterion C. Unfortunately, the building has been greatly altered with an addition of unknown age. The building no longer is a good example of a Craftsman style building. It no longer retains the necessary integrity of appearance, workmanship, materials, feeling and association. As such, it does not appear to be eligible for the California Register of Historical Resources. The other buildings are of more recent construction, and are in no way distinctive or unique. Similarly, they are not eligible for the California Register of Historical Resources.

CONCLUSIONS

The project area lies on a flat open plain between the Sacramento River and tributary sloughs leading to Stone Lake to the west of the project area and Laguna Creek to the north and east. There is no natural water supply within the project area. Campsites and villages would more likely be located near the larger, more reliable water sources. As a result, it is likely that the Native American inhabitants of the region used the project area but did not live in the immediate area. Probable uses include collection of plant foods and hunting, but such activities leave little physical evidence.

The land of the project area has been in agricultural use from the 1850s up to the present day. Generally, farmers first took up the land with first rate soil, with a later wave of settlers selecting the tracts with second rate soil. The soil type, combined with a lack of natural water sources, made the latter useful for dry land cultivation of hay and grain, or for seasonal grazing. Later, with the development of better systems for pumping water and irrigation, the land could be used more intensively for other crops such as grapes and for dairy purposes.

There are no properties eligible for the California Register of Historical Resources within the project area.

RECOMMENDATIONS

Although no prehistoric sites were found during the survey of the project area, there is a possibility that a site may exist and be obscured by vegetation, fill, or other historic activities, leaving no surface evidence. Should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archeologist should be consulted for on-the-spot evaluation. If the bone appears to be human, the Sacramento County Coroner and the Native American Heritage Commission (916-322-7791) must be contacted.

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APPENDIX 1
RESUMES OF INVESTIGATORS

**PEAK & ASSOCIATES, INC.
RESUME**

MELINDA A. PEAK

January 2003

Senior Historian/Archeologist
3941 Park Drive, Suite 20 #329
El Dorado Hills, CA 95762
(916) 939-2405

PROFESSIONAL EXPERIENCE

Ms. Peak has served as the principal investigator on a wide range of prehistoric and historic excavations throughout California. She has directed laboratory analyses of archeological materials, including the historic period. She has also conducted a wide variety of cultural resource assessments in California, including documentary research, field survey and report preparation.

In addition, Ms. Peak has developed a second field of expertise in applied history, specializing in site specific research. She is a registered professional historian and has completed a number of historical research projects. Ms. Peak has been a regular lecturer for courses in the Capital Campus Public History program (California State University, Sacramento), teaching cultural resource law and site specific research methods.

Through her education and experience, Ms. Peak meets the Secretary of Interior Standards for historian, prehistoric archeologist and historic archeologist.

EDUCATION

M.A. - History - California State University, Sacramento, 1989
Thesis: *The Bellevue Mine: A Historical Resources Management Site Study in Plumas and Sierra Counties, California*
B.A. - Anthropology - University of California, Berkeley, 1976

RECENT PROJECTS

In recent months, Ms. Peak has completed several determination of eligibility and effect documents in coordination with the Corps of Engineers for projects requiring federal permits, assessing the eligibility of a number of sites for the National Register of Historic Places. She has also completed historical research projects on a wide variety of topics for a number of projects including the development of navigation and landings on the Napa River, a farmhouse

dating to the 1860s, an early roadhouse, and a section of an electric railway line. She also completed an NRHP evaluation of Folsom Dam for the Corps of Engineers.

In recent years, Ms. Peak has prepared a number of cultural resource overviews and predictive models for blocks of land proposed for future development for general and specific plans. She has been able to direct a number of surveys of these areas, allowing the model to be tested.

She served as principal investigator for the multi-phase Twelve Bridges Golf Club project in Placer County. She served as liaison with the various agencies, helped prepare the historic properties treatment plan, managed the various phases of test and data recovery excavations, and completed the final report on the analysis of the test phase excavations of a number of prehistoric sites. She is currently involved as the principal investigator for the Clover Valley Lakes project adjacent to Twelve Bridges in the City of Rocklin, coordinating contacts with Native Americans, the Corps of Engineers and the Office of Historic Preservation.

Ms. Peak has served as project manager for a number of major survey and excavation projects in recent years, including the many surveys and site definition excavations for the 172-mile-long Pacific Pipeline proposed for construction in Santa Barbara, Ventura and Los Angeles counties. She also completed an archival study in the City of Los Angeles for the project. She also served as principal investigator for the 1997 coaxial cable removal project for AT&T.

Additionally, she completed a number of small surveys, served as a construction monitor at several urban sites, and directed the excavations of several historic complexes in Sacramento, Placer and El Dorado Counties.

Ms. Peak is the author of a chapter and two sections of the recently published history (1999) of Sacramento County, *Sacramento: Gold Rush Legacy, Metropolitan Legacy*. She is currently preparing text for the second Sacramento County history volume, to be published by Heritage Media in 2003.

RESUME

ANN S. PEAK
Consulting Archeologist

February 2003

PROFESSIONAL EXPERIENCE

Ms. Peak has had over thirty years of extensive experience in both the public and private sectors, in providing professional archeological services. She has completed archeological work in all cultural areas of California, western Great Basin, and southeastern Oregon. Her projects include contracts with federal, state and local agencies and private firms.

She has directed all types of cultural resource-related projects, including field surveys, test excavations, data recovery programs, intensive archival research and cultural resource management.

EDUCATION

M.A. - Anthropology - California State University, Sacramento, 1975

B.A. - Anthropology - California State University, Sacramento, 1972

Studies in public health and microbiology, University of California, Berkeley, 1949-1950.

RECENT PROJECTS

Ms. Peak most recently served as principal investigator for the data excavations at CA-PLA-592, -613, -618, -619, and -620, prehistoric midden sites in the Sierran foothills. In 1993, she served as the principal investigator for the excavations at CA-PLU-88, a large seasonal camp site with prehistoric rock art in the Plumas National Forest. She also completed the recordation and analysis of the numerous petroglyphs present within a portion of the site

Ms. Peak served as the principal investigator for the various surveys and site testing for the 172-mile-long Pacific Pipeline project proposed for construction in Santa Barbara, Ventura and Los Angeles counties. She has completed a number of smaller surveys throughout northern California and Nevada.

Ms. Peak has extensive experience in Great Basin culture areas, directing a number of large block surveys for proposed new mines or re-operations of historic mine sites throughout Nevada.

She has served as principal or field director and co-author on other large projects completed in recent years, including excavations of two historic sites in Sacramento County and one in El Dorado County, several prehistoric sites within the proposed Haystack Reservoir in Merced County and a prehistoric site within the area of the proposed Susanville Correctional Center expansion.

APPENDIX 2

Records Search

NORTH CENTRAL INFORMATION CENTER

CSU-SACRAMENTO - 6000 J STREET, FOLEY HALL #213 - SACRAMENTO, CA 95819-6100
916-278-6217 FAX 916-278-5162

Summary of Results for Records Search

May 27, 2003

NCIC File No.: SAC-03-36

To: Robert Gerry
Peak and Associates
3941 Park Drive, Suite 20
El Dorado Hills, CA
95762

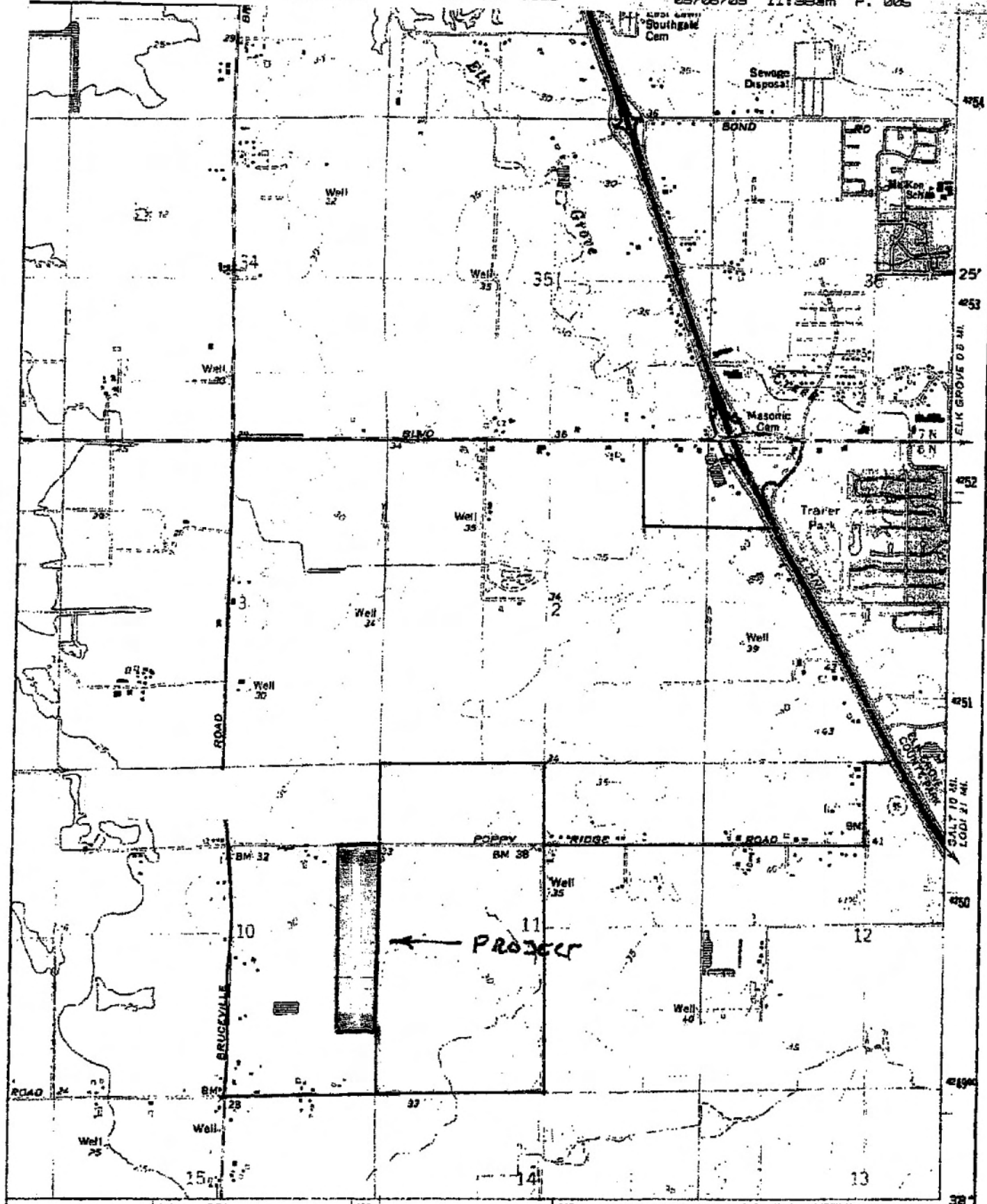
From: David McCullough, Researcher

Project: Duckett Ranch Development

- Sites Within or Adjacent to Project Area: P-34-543
- Studies Within or Adjacent To Project Area: NCIC #549, NCIC #2392(location mapped, bibliographic reference enclosed).
- OHP Historic Property Directory (HPD): Nothing Found.
- NCIC Historic Resources Map: Nothing Found
- California Inventory (1976): Nothing Found
- California Place Names (Gudde 1969): Nothing Found
- California Gold Camps (Gudde 1975): Nothing Found
- California Dept. of Transportation Bridge Inventory: Nothing Found
- California Historical Landmark (1996): Nothing Found
- Point of Historical Interest (1992): Nothing Found
- Historic Spots in California (1990): Nothing Found
- GLO Plat Map: 1855 GLO Plat Map T6N, R5E Section 10. Map shows a road and a House within section.

As indicated on the attached agreement form, the charge for this record search is \$122.25. Payment instructions are included at the bottom of the form. Please sign where indicated and return the YELLOW copy with your payment.

Thank you for using our services. If you have any questions please do not hesitate to call 916/278-6217.



DUCKET RANCH
1 MILE

FLORIN 7.5'
ROAD CLASSIFICATION

APPENDIX 3

Site Form

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____

Other Listings: _____
Review Code: _____ Reviewer: _____ Date: _____

Page 1 of 2 Resource Name or #: (assigned by recorder) 3779 Poppy Ridge Road

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted (P2b and P2c or P2d. Attach a Location Map as necessary)

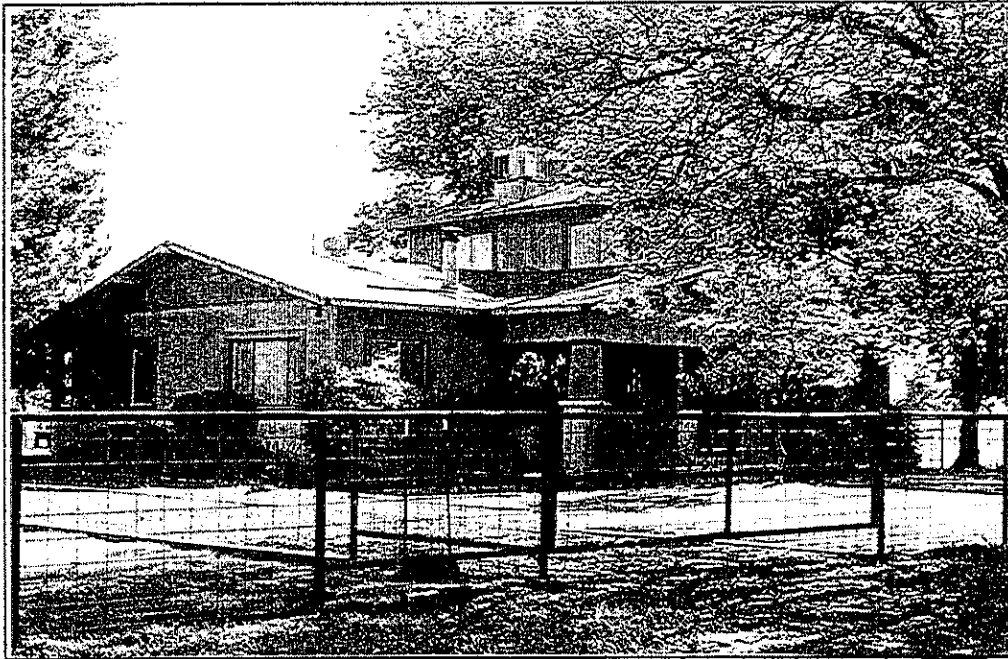
a. County: Sacramento 10
b. USGS 7.5' Quad: Florin Date: 1968 (1980) T. 6N; R. 5E; SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. ; M.D.B.M..
Address: 3779 Poppy Ridge Road City: Elk Grove Zip: _____
d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN 06 38 975 M E 42 50 240 M N
e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate). The resource is located southwest of the junction of Highway 99 and Elk Grove Boulevard along Poppy Ridge Road.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This residence is irregularly shaped, two story (west addition) with a low pitch cross gable roof with wide eaves and false (decorative) roof beams. A covered front porch with sloping columns that continue to the ground elevation is located on the north facing side. The two story modern appearing addition abuts the original building along the west wall.

The original home was a typical example of a Craftsman Style home with exposed roof eaves, low pitched gable roof, and covered porch. Unfortunately the addition of the new portion on the west side has significantly impacted the integrity of the residence.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single family home

P4. Resources Present: Building Structure Object Site District Element of a District Other (isolates etc.)



P5b. Description of Photo: (View, date, accession #) View of east and north facing facades from Poppy Ridge Road looking southwest. 5/11/99

P6. Date Construction/Age and Sources: Historic
Prehistoric Both

P7. Owner and Address:

P8. Recorded By: (Name, affiliation, and address) Neal Neuenschwander & Michael Owen Peak & Associates, Inc. 3161 Godman Avenue, Suite A Chico, CA 95973

P9. Date Recorded: 5/11/99
P10. Survey Type: (Describe) Intensive

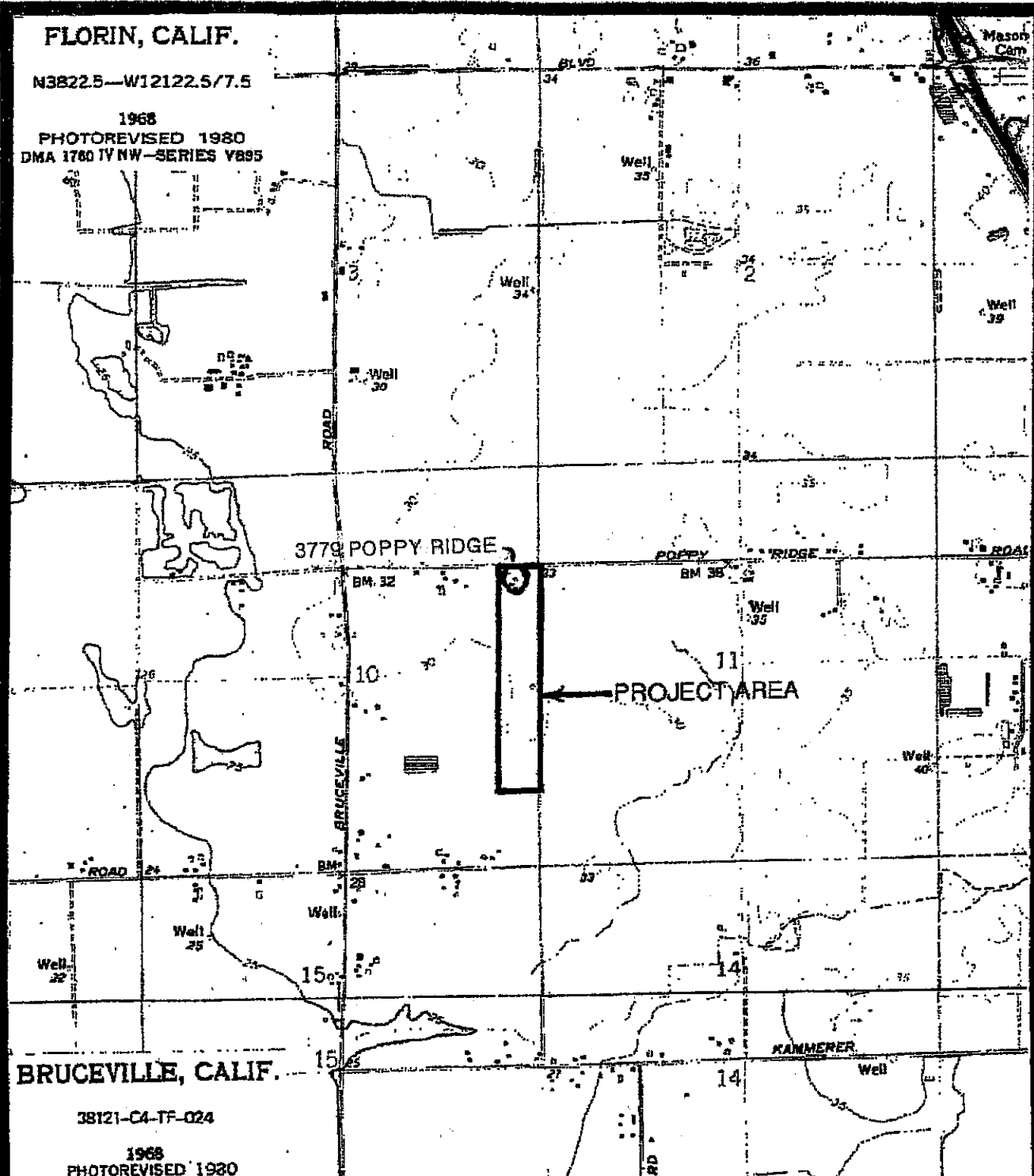
P11. Report Citation: (Cite Survey report and other resources, or enter "none") Cultural Resources Assessment of the Laguna Ridge Specific Plan Area, Elk Grove, California Peak & Associates, Inc. 1999

ATTACHMENTS: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other: _____

FLORIN, CALIF.

N3822.5—W12122.5/7.5

1968
PHOTOREVISED 1980
DMA 1780 IV NW—SERIES V895

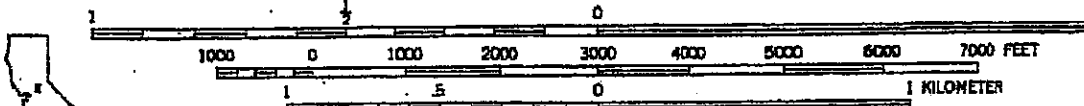


BRUCEVILLE, CALIF.

38121-C4-TF-024

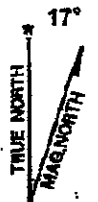
1968
PHOTOREVISED 1980

SCALE 1:24 000



CONTOUR INTERVAL 5 FEET

BASE MAP IS MAPPED EDITED AND PUBLISHED BY THE U. S. GEOLOGICAL SURVEY



MAP