
APPENDICES

**APPENDIX A - LRSP MMRP CONDITIONS AND
MITIGATION MEASURES**

EXHIBIT "C" CONDITIONS OF APPROVAL – MITIGATION MEASURES

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1	The development approved by this action is for the Laguna Ridge Specific Plan, as described in the City Council report and associated Exhibits and Attachments dated December 3, 2003.	On-Going	City of Elk Grove Development Services	
2	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	City of Elk Grove Development Services	
3	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	City of Elk Grove Development Services	
4	Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the Laguna Ridge Specific Plan. Until the MMRP has been recorded and the estimated MMRP fee of \$10,000 has been paid, no final parcel map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved. (Planning)	Prior to Issuance of Grading Permit	City of Elk Grove Development Services	

As Part of the Final Approval of the Specific Plan				
MM 4.2.4a	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.	As part of the final approval of the Specific Plan	City of Elk Grove Development Services	
Prior to Approval of Subsequent Development Projects				
MM 4.2.1a	<p>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 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. 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>	Prior to approval of subsequent development projects.	City of Elk Grove Development Services.	

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<p>MM 4.2.1c</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.1d</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

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<p>MM 4.2.1e</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.1f</p>	<p>West Stockton Boulevard between Poppy Ridge Road and the Auto Mall 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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

<p>MM 4.2.2a</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.2.2b</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.2.2c</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.2.2d</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.2f</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

<p>MM 4.2.2g</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.2h</p>	<p>The applicant shall participate in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway 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.</p>	<p>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

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<p>MM 4.2.2i</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.2j</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

<p>MM 4.2.2k</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.2.3d</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.5a</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

<p>MM 4.2.5b</p>	<p>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. • 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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.2.5c</p>	<p>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 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. <p>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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.2.5d</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.2.5f</p>	<p>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 southbound approaches. <p>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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services.</p>	
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<p>MM 4.2.5g</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.5j</p>	<p>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.</p>	<p>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

<p>MM 4.2.5k</p>	<p>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.</p>	<p>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.5i</p>	<p>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 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. <p>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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

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<p>MM 4.2.5l</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.5m</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

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<p>MM 4.2.5n</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.2.5o</p>	<p>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 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. 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>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Development Services</p>	

<p>MM 4.7.3b</p>	<p>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>As a condition of approval of subsequent non-residential projects.</p>	<p>City of Elk Grove Public Works and Development Services</p>	
<p>MM 4.8.5</p>	<p>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 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 	<p>Prior to approval of subsequent development and prior to and during construction activities</p>	<p>U.S. Fish and Wildlife Service and City of Elk Grove Development Services</p>	

	<p>imprisonment.” The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction.</p> <p>4. Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.</p> <p>Restoration and Maintenance</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>4. The applicant must provide a written description of how the buffer 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>			
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	<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>MM 4.8.6</p>	<p>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 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>Prior to the approval of subsequent development and prior to construction activities</p>	<p>U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and City of Elk Grove Development Services</p>	

As Part of Subsequent Development Application Submittals				
MM 4.5.3a	As part of subsequent applications 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.	Prior to acceptance of an application for subsequent development on non-participating properties as complete.	City of Elk Grove Development Services	
MM 4.8.1a	<p>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>	As part of the subsequent development application submittals and prior to construction activities	City of Elk Grove Development Services	
MM 4.8.1b	<p>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 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. • All other trees with a trunk diameter of twelve inches (12") at a height of 4.5 feet. <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 	As part of the subsequent development application submittals and prior to and during construction activities	City of Elk Grove Development Services	

	<p>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.</p> <ol style="list-style-type: none"> 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 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. 6. Any work necessary within the driplines shall be conducted by hand. 7. Paving within the driplines of oak trees shall be stringently minimized. When paving is 			
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	<p>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. Improvement and construction plans shall specifically note this measure.</p>			
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<p>MM 4.8.3</p>	<p>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 Corps and the RWQCB that this measure has been complied with prior to recordation of final maps.</p>	<p>A part of subsequent tentative map applications and completed prior to final map recordation.</p>	<p>City of Elk Grove Development Services, Corps, and RWQCB.</p>	
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Prior to Approval of Tentative Subdivision Maps, Parcel Maps, and Site Plans				
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.	Prior to approval of tentative subdivision and parcel maps and subsequent development	City of Elk Grove Development Services and Sacramento Regional Transit	
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.	Prior to approval of residential tentative subdivision maps	City of Elk Grove Development Services, Elk Grove Unified School District, and Elk Grove Community Services District	
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 ensure compliance with applicable standards, as determined through the adopted Design Review procedures.	Prior to approval of permits and/or plans for non-residential uses adjacent to existing or planned residential uses	City of Elk Grove Development Services	

<p>MM 4.4-5</p>	<p>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> <ul style="list-style-type: none"> 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. 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. c. <u>Site design</u> (i.e., building location) to reduce noise levels. d. <u>Building design</u> (i.e., location of noise-sensitive uses within a building) to reduce the impact of noises on inhabitants. e. <u>Building façades</u> (i.e., utilizing all features of the building façade including the closed windows) to reduce noise. f. <u>Vegetation</u> (i.e., trees and other vegetation) 100 feet of dense foliage can achieve a 5 dB attenuation of traffic noise. g. <u>Noise-reducing paving materials</u> (i.e., rubberized asphalt) reduce traffic noise by approximately 4 dB. 	<p>Prior to approval of tentative subdivision maps and development projects along Elk Grove Boulevard, Big Horn Road and Poppy Ridge Road.</p>	<p>City of Elk Grove Development Services</p>	
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EG-00-062 Laguna Ridge Specific Plan

<p>MM 4.6.1.1a</p>	<p>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 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>Prior to tentative subdivision and/or parcel map approval</p>	<p>City of Elk Grove Development Services and Sacramento County Water Agency</p>	
<p>MM 4.6.2.1</p>	<p>Prior to each tentative subdivision or parcel map, the project applicant shall 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>Prior to the approval of each tentative subdivision or parcel map</p>	<p>City of Elk Grove Development Service, Sacramento Regional County Sanitation District and County Sanitation District.</p>	
<p>MM 4.6.2.2</p>	<p>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>Prior to approval of each tentative subdivision and parcel map</p>	<p>City of Elk Grove Development Services, Sacramento Regional County Sanitation District, and County Sanitation District-1</p>	

EG-00-062 Laguna Ridge Specific Plan

<p>MM 4.7.2</p>	<p>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>Prior to the approval of each subsequent tentative parcel and/or subdivision map</p>	<p>City of Elk Grove Public Works</p>	
<p>MM 4.8.2a</p>	<p>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>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>City of Elk Grove Development Services</p>	

<p>MM 4.8.2b</p>	<p>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>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>City of Elk Grove Development Services and U.S. Fish and Wildlife Service</p>	
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<p>MM 4.10.1a</p>	<p>Prior to subsequent approvals on non-participating properties, 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>Prior to subsequent approvals on non-participating properties</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.10.2</p>	<p>Prior to subsequent approvals on non-participating 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</p>	<p>Prior to subsequent approvals on non-participating properties associated with 8533 and 8551 Poppy Ridge Road</p>	<p>City of Elk Grove Development Services</p>	

	<p>determined to be infeasible by the City, all required documentation (in 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>			

Prior Final Subdivision Map Approval				
MM 4.6.4.2a	<p>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>	Prior to approval of the Project Financing Program and/or Plan	EGCSD and City of Elk Grove Development Services	
MM 4.6.5.1	<p>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.</p>	Prior to approval of the Project Financing Program and/or Plan	Elk Grove Police Department and City of Elk Grove Development Services	

<p>MM 4.4.4</p>	<p>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.</p>	<p>Prior to each final subdivision map approval</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.1.2b</p>	<p>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.</p>	<p>Prior to the sale to prospective buyers</p>	<p>City of Elk Grove Development Services</p>	
<p>Prior to Issuance of Demolition Permits</p>				
<p>MM 4.5.2</p>	<p>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>Prior to the issuance of demolition permits</p>	<p>Sacramento Metropolitan APMD, City of Elk Grove Development Services</p>	

<p>MM 4.5.4a</p>	<p>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>Prior to issuance of demolition permits</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.5.4b</p>	<p>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>Prior to issuance of demolition permits and included in construction contracts.</p>	<p>City of Elk Grove Development Services</p>	
<p>Prior to Issuance of Grading Permits or Approval of Improvement Plans</p>				
<p>MM 4.1.1</p>	<p>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</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Elk Grove Development Services</p>	

<p>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:</p> <ul style="list-style-type: none"> 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 			
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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
<p>MM 4.4.2</p>	<p>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 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</p>	<p>Prior to any pile driving activities</p>	<p>City of Elk Grove Development Services</p>	

	<p>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>MM 4.3.1f</p>	<p>This mitigation measure shall be implemented by all subsequent projects within the Laguna Ridge Specific Plan. An individual project <i>may</i> 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.</p> <p>(a) <u>Category 1: Reducing NO_x emissions from off-road diesel powered equipment.</u></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 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>Prior to and during construction activities.</p>	<p>City of Elk Grove Development Services and SMAQMD.</p>	

	<p>(b) Category 2: Controlling visible emissions from off-road diesel powered equipment.</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>MM 4.3.2</p>	<p>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>During all planning and development phases of the project.</p>	<p>City of Elk Grove Development Services and SMAQMD.</p>	

<p>MM 4.8.4a</p>	<p>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 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>30 days prior to grading and commencement of construction activities</p>	<p>USFWS and City of Elk Grove Development Services</p>	
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<p>MM 4.8.4b</p>	<p>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 found.</p>	<p>Prior to and during construction activities</p>	<p>City of Elk Grove Development Services, CDFG and USFWS</p>	
<p>MM 4.8.4c</p>	<p>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</p>	<p>Prior to project grading and during construction activity</p>	<p>City of Elk Grove Development Services</p>	

	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.			
MM 4.8.4d	<p>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>	Prior to and during construction activity	City of Elk Grove Development Services and CDFG	
MM 4.8.4e	<p>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>	Prior to project grading and construction	U.S. Fish and Wildlife Service and City of Elk Grove Development Services	

<p>MM 4.8.7b</p>	<p>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 the start of construction activities for a 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, 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.</p>	<p>Prior to construction activities and throughout project construction</p>	<p>City of Elk Grove Development Services and CDFG</p>	
<p>MM 4.8.8a</p>	<p>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 does not apply to a Swainson's hawk nest. Because the Swainson's hawk is Federally protected</p>	<p>Prior to construction activities</p> <p><i>*Note: the city & DFG authorized reduction of the 500-foot no-construction zone to 250-feet. Per T. Echiburu 5-02-05</i></p>	<p>City of Elk Grove Development Services and CDFG</p>	

	<p>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>MM 4.8.8b</p>	<p>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>Prior to construction activities.</p>	<p>City of Elk Grove Development Services and CDFG</p>	
<p>MM 4.8.8c</p>	<p>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</p>	<p>Thirty days prior to construction activities occurring between September 1 through January 31</p>	<p>City of Elk Grove Development Services and CDFG</p>	

	<p>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 the biologist.</p>			
<p>MM 4.5.1</p>	<p>Soil sampling shall be conducted within the areas of potential herbicide/pesticide contamination as identified in Figure 4.5-3 of the Draft 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>Prior to approval of improvement plans and/or grading plans for areas shown on Figure 4.5-4 of the Draft EIR.</p>	<p>City of Elk Grove Development Services and Sacramento Environmental Management Department.</p>	

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<p>MM 4.5.3b</p>	<p>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>Prior to approval of improvement plans and/or grading plans.</p>	<p>City of Elk Grove Development Services and Sacramento County Environmental Management Department.</p>	
<p>MM 4.6.4.2b</p>	<p>All signalized intersections installed by the project developer shall be equipped with traffic pre-emption devices at the time of installation.</p>	<p>Prior to improvement plan approval</p>	<p>EGCSD and City of Elk Grove Development Services</p>	
<p>MM 4.6.4.2c</p>	<p>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 EGCSD Fire Department.</p>	<p>Prior to improvement plan approval</p>	<p>EGCSD and City of Elk Grove Development Services & Sacramento County Water Agency (SCWA)</p>	
<p>MM 4.6.4.2d</p>	<p>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>Prior to improvement plan approval</p>	<p>EGCSD and City of Elk Grove Development Services</p>	

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<p>MM 4.6.4.2e</p>	<p>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. 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>Prior to improvement plan approval</p>	<p>EGCSD, Sacramento County Water Agency and City of Elk Grove Development Services</p>	
<p>MM 4.7.1</p>	<p>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 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>Prior to the approval of subsequent improvement plans and grading plans and noted on plans</p>	<p>City of Elk Grove Public Works, and RWQCB</p>	
<p>MM 4.7.3a</p>	<p>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 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>Prior to approval of improvement plans for each water quality facility</p>	<p>City of Elk Grove Public Works, and CVRWQCB</p>	

<p>MM 4.6.4.2f</p>	<p>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. 	<p>Prior to improvement plan approval</p>	<p>EGCSD and City of Elk Grove Development Services</p>	
<p>MM 4.7.3c</p>	<p>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>Prior to improvement plan approval for drainage facilities</p>	<p>City of Elk Grove Public Works</p>	

<p>MM 4.8.1c</p>	<p>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. 	<p>Prior to issuance of grading permit</p>	<p>City of Elk Grove Development Services</p>	
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<p>MM 4.8.7a</p>	<p>As a condition of 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:</p> <ul style="list-style-type: none"> • 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. The applicant shall be responsible for funding the operation and maintenance and/or monitoring of the protected land. • 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. This option shall be suspended until Chapter 16.130 is amended to eliminate the mitigation fee option so that it is available only to projects that do not exceed 50 acres in size. <p>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.</p>	<p>Prior to approval of improvement and construction plans</p>	<p>City of Elk Grove Development Services and CDFG</p>	
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<p>MM 4.9.1</p>	<p>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:</p> <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. 	<p>Prior to the issue of grading permit and during construction</p>	<p>City of Elk Grove Development Services, Public Works.</p>	
<p>MM 4.11.2a</p>	<p>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>Prior to approval of improvement plans for all subsequent public and private projects.</p>	<p>City of Elk Grove Development Services, Elk Grove Community Services District and Elk Grove Unified School District.</p>	

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<p>MM 4.3.1a</p>	<p>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>During all grading and construction phases of the project.</p>	<p>City of Elk Grove Development Services and SMAQMD</p>	
<p>MM 4.3.1b</p>	<p>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>During all grading and construction phases of the project.</p>	<p>City of Elk Grove Development Services and SMAQMD.</p>	
<p>MM 4.3.1c</p>	<p>The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph. This requirement shall be included as a note in all project construction plans.</p>	<p>During all grading and construction phases of the project.</p>	<p>City of Elk Grove Development Services and SMAQMD.</p>	
<p>MM 4.3.1d</p>	<p>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>	<p>During all grading and construction phases of the project.</p>	<p>City of Elk Grove Development Services and SMAQMD</p>	
<p>MM 4.3.1e</p>	<p>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>During all grading and construction phases of the project.</p>	<p>City of Elk Grove Development Services and SMAQMD.</p>	
<p>MM 4.3.1g</p>	<p>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>During all grading and construction phases of the project.</p>	<p>City of Elk Grove Development Services and SMAQMD.</p>	

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<p>MM 4.4.1a</p>	<p>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>During all construction phases of the project</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.4.1b</p>	<p>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>During all construction phases of the project</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.4.1c</p>	<p>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>During all construction phases of the project</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.4.1d</p>	<p>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>During all construction phases of the project</p>	<p>City of Elk Grove Development Services</p>	
<p>MM 4.4.1e</p>	<p>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>During all construction phases of the project</p>	<p>City of Elk Grove Development Services</p>	

<p>MM 4.6.4.1</p>	<p>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, 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>During construction activities and prior to improvement plan approval</p>	<p>EGCSD and City of Elk Grove Development Services</p>	
<p>MM 4.10.1b</p>	<p>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>During construction activities</p>	<p>City of Elk Grove Development Services</p>	

Prior to Issuance of Building Permits				
MM 4.6.1.1b	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.	Prior to issuance of each building permit	City of Elk Grove Development Services	
Prior To Issuance of Occupancy Permits				
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.	Prior to issuance of occupancy permits	City of Elk Grove Development Services	
MM 4.11.2.b	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.	Types of non-glare glass shall be specified on final development plans for subsequent commercial and office projects, and installed prior to building occupancy	City of Elk Grove Development Services	

