

Appendix G

Comprehensive Mitigation Measures
from Community Plans

APPENDIX G - COMPREHENSIVE MITIGATION MEASURES

There are several existing community plan areas that overlap with parcels within the Livable Employment Area (LEA) Community Plan Area. Parcels within the LEA Community Plan Area are also within existing community plans include the Southeast Policy Area Strategic Plan, Laguna Ridge Specific Plan, SouthPoint Policy Area/Sterling Meadows, and Lent Ranch Marketplace Specific Plan Area (SPA) (see Figure 3.11-1 in Section 3.11). These community plan areas have been analyzed under the California Environmental Quality Act (CEQA) and mitigation measures addressing potentially significant impacts have been adopted by the City. Therefore, future development in the LEA Community Plan Area would be subject to mitigation measures contained within previous environmental review documents prepared for these community plan areas as well as mitigation contained in the General Plan Environmental Impact Report (EIR).

This appendix contains a comprehensive list of mitigation measures from the General Plan EIR (State Clearinghouse 2017062058), Southeast Policy Area Strategic Plan EIR (State Clearinghouse 2013042054), Lent Ranch Specific Plan Final Conditions of Approval (State Clearinghouse 2000082139), SouthPoint Policy Area/Sterling Meadows Tentative Subdivision Map (State Clearinghouse 1999122067), and Laguna Ridge Specific Plan EIR (State Clearinghouse 1997122002). Future development in the LEA Community Plan Area would be required to adhere to adopted mitigation measures from each of the community plan CEQA documents, as applicable. This appendix contains mitigation measures listed by environmental resources area and the mitigation measures required under each community plan. It should be noted that several properties have already completed some of the mitigation measures required by previous environmental review. Figures 3.11-2 and 3.11-3 (Section 3.11) show parcels that have already completed specific mitigation measures. These properties have satisfied their mitigation requirements and additional mitigation would not be required. Additionally, the Lent Ranch Special Planning Area expires in October 2025, after which properties within the Lent Ranch Area would not be subject to the conditions of approval.

1 AESTHETICS

Laguna Ridge Specific Plan:

MM 4.11.2a

A lighting plan shall be developed and provided with improvement plans for each subsequent non-residential project to ensure that parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light “spillage” and glare, prohibit the illumination from breaking the horizontal plane, and ensure that lighting not exceed the standard illumination of two-foot candles along the property lines of adjoining land uses. The two-foot candle lighting standard shall also apply to all park and school facilities where stadium lighting may be installed and used.

Timing/Implementation: Prior to approval of improvement plans for all subsequent public and private projects.

Enforcement/Monitoring: City of Elk Grove Development Services, Elk Grove Community Services District and Elk Grove Unified School District.

MM 4.11.2b

Non-glare glass shall be used in all non-residential buildings to minimize and reduce impacts from glare. Office and commercial buildings, which are allowed to use semi-reflective glass, must be oriented so that the reflection of sunlight is minimized. This requirement shall be incorporated into the Specific Plan and reflected in subsequent development applications.

Timing/Implementation: Types of non-glare glass shall be specified on final development plans for subsequent commercial and office projects, and installed prior to building occupancy.

Enforcement/Monitoring: City of Elk Grove Development Services.

Southeast Policy Area Strategic Plan:

MM 5.1.3a

Each subsequent residential and nonresidential project shall develop a lighting plan that demonstrates consistency with the requirements of Chapter 23.56 of the City Municipal Code along the property lines of adjoining land uses.

MM 5.1.3b

Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflection of sunlight is minimized. This requirement shall be included in subsequent development applications.

Lent Ranch Marketplace SPA:

MM25

All lighting along the perimeter of the site shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare into the surrounding area. This condition of approval implements Mitigation Measure #MM4.8-7 from the Lent Ranch Marketplace Final EIR.

MM27

Taller growing trees and/or shrubs shall be planted along the borders of the project site where the project will interface with planned development in the Southpointe project and existing agricultural uses. The use of this material will screen the project from these uses and minimize the potential for light and glare impacts. This condition of approval implements Mitigation Measure #MM4.11-(a) from the Lent Ranch Marketplace Final EIR.

MM28

All parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light “spillage” and glare. To the extent feasible, lighting shall not exceed an illumination of a one foot-candle standard. This condition of approval implements Mitigation Measure #MM4.11-(b) from the Lent Ranch Marketplace Final EIR.

MM29

Non-glare glass shall be used in all commercial buildings to minimize and reduce impacts from glare. Office buildings, shall be oriented so that the reflection of sunlight is minimized. This condition of approval implements Mitigation Measure #MM4.11-(c) from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

MM 4.13.2a

Street light fixtures shall use low-pressure sodium lamps or other similar lighting fixture and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps shall be prohibited. Offsite illumination shall not exceed two-foot candles. Street lighting plans shall be submitted with project improvement plans for City review and approval.

MM 4.13.2b

Exterior building materials on nonresidential structures shall be composed of at least 50 percent low-reflectance non-polished surfaces. All bare metallic surfaces shall be painted with flat finishes to reduce reflected glare.

City of Elk Grove General Plan:

No additional feasible mitigation available beyond compliance with the City’s Design Guidelines, supplemental guidelines, and proposed General Plan policies.

2 AGRICULTURAL RESOURCES

Laguna Ridge Specific Plan:

MM 4.1.1

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

- a) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land.
- b) The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land.
- c) The document shall prohibit any activity which substantially impairs or diminishes the agricultural productivity of the land. If the conservation easement is also proposed for wildlife habitat mitigation purposes, the document shall also prohibit any activity which substantially impairs or diminishes the wildlife habitat suitability of the land.
- d) The document shall protect any existing water rights necessary to maintain agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the agricultural/wildlife habitat mitigation land.
- e) Interests in agricultural/habitat mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in agricultural/wildlife habitat mitigation land which it shall acquire without the prior written approval of the City.
- f) The applicant shall pay to the City an agricultural/wildlife habitat mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the

receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.

g) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.

h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City or to the City.

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

Timing/Implementation: Prior to the issuance of grading permits

Enforcement/Monitoring: City of Elk Grove Development Services

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.

Timing/Implementation: Prior to issuance of occupancy permits

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.1.2b

The project proponent shall ensure that a disclosure statement shall be recorded against the property and be provided to all prospective buyers of properties within the proposed plan area notifying such persons of the presence of existing and future noise-producing agricultural-related activities in the immediate Specific Plan area. The disclosure statement shall be reviewed and approved by City of Elk Grove Development Services.

Timing/Implementation: Prior to the sale to prospective buyers

Enforcement/Monitoring: City of Elk Grove Development Services

Southeast Policy Area Strategic Plan:

MM 5.2.1

Future projects shall protect 1 acre of existing farmland or land of equal or higher quality for each acre of Farmland of Statewide Importance or Unique Farmland that would be developed as a result of the Project. The protected acreage must be located within Sacramento County. This protection may consist of the establishment of a 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). In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving farmlands in proximity to other protected lands. The preservation of off-site farmland may be done at one time, prior

to the City's approval of the Project's first grading permit, or may be done in increments with the buildout of the Project, with preservation occurring prior to the approval of each grading permit. Grading plans shall include the acreage and type of farmland impacted. In addition, the City shall impose the following minimum conservation easement content standards:

- a) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land.
- b) The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land.
- c) The document shall prohibit any activity that 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 that 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, in perpetuity, by the City and/or an entity acceptable to the City. Without the prior written approval of the City, the entity shall not sell, lease, or convey any interest in agricultural/wildlife habitat mitigation land.
- f) The applicant shall pay to the City an agricultural/wildlife habitat mitigation monitoring fee to cover the costs of administering, monitoring, and enforcing the document in an amount determined by the receiving entity, not to exceed 10 percent of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15 percent of the easement price paid by the applicant.
- g) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.
- h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall be transferred to another entity acceptable to the City.
- i) Before committing to the preservation of any particular farmland pursuant to this measure, the Project applicant shall obtain the City's approval of the farmland proposed for preservation.

Lent Ranch Marketplace SPA:

MM1

Disclose to all prospective buyers of property within 500 feet of any active farming operations through notification in the title report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the City Right-to-Farm Ordinance. This condition of approval implements Mitigation Measure #MM4.1-2 from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

MM 4.2.1

The applicant shall protect one acre of existing farmland or 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. This protection may consist of the establishment of a farm land conservation easement, farmland deed restriction or other appropriate farm land conservation mechanism that

ensures the preservation of that land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson's hawk foraging habitat mitigation). The farmland/wildlife habitat land to be preserved shall be located within Sacramento County, outside the City of Elk Grove city limits, bounded by Hood-Franklin Road, Kammerer Road, Grant Line Road and the Jackson Highway, by Dillard Road and Clay Station Road, by the Sacramento County line, and by the Sacramento River, and must have adequate water supply to support agricultural use. In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving farmlands in proximity to other protected lands. The preservation of off-site farmland may be done at one time, prior to the City's approval of the project's first grading permit, or may be done in increments with the build-out of the project, with preservation occurring prior to each grading permit approval. Grading plans shall include the acreage and type of farmland impacted. In addition, the City shall impose the following minimum conservation easement content standards:

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

MM 4.2.2a

All of the landscape corridors directly 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.

MM 4.2.2b

The project proponent shall ensure that a disclosure statement shall be recorded against the property regarding nearby agricultural activities, including notice of the Right to Farm Ordinance, against the property. This disclosure statement and notice shall be provided to all prospective buyers of properties within the Sterling Meadows project notifying such persons that the property may be affected by nearby agricultural uses, including agricultural chemical usage, agricultural odors and agriculture-related noise resulting from existing and future agricultural-related activities. The disclosure statement shall be reviewed and approved by the City of Elk Grove Community Development Department prior to recordation.

City of Elk Grove General Plan:

No additional mitigation required beyond compliance with proposed General Plan policies and applicable Municipal Code sections.

3 AIR QUALITY

Laguna Ridge Specific Plan:

MM 4.3.1a

The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.

MM 4.3.1b

The project applicant shall require that the contractor minimize the amount of material actively worked, the amount of disturbed area, and the amount of material stockpiled. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.

MM 4.3.1c

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.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.

MM 4.3.1d

The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.

MM 4.3.1e

The project applicant shall require that, when transporting soil or other materials by truck during construction, two feet of freeboard shall be maintained by the contractor, and that the materials be covered. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.

MM 4.3.1f

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

(a) **Category 1:** Reducing NO_x emissions from off-road diesel powered equipment.

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,

(b) **Category 2:** Controlling visible emissions from off-road diesel powered equipment.

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. 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.

Timing/Implementation: Prior to and during construction activities.

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

MM 4.3.1g

The project applicant shall require contractors to implement ridesharing programs for construction employees traveling to and from the site. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.

MM 4.3.2

The project applicant shall implement all measures proposed in the AQ-15 Plan provided in Appendix 4.3 of the Draft EIR for each subsequent project to reduce the emissions from both mobile and stationary sources. Each subsequent development project shall be checked for compliance with the AQ-15 Plan.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.

Southeast Policy Area Strategic Plan:

MM 5.3.1a

In order to comply with SMAQMD Rule 403, all construction contractors shall be required to 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 future construction plans.

MM 5.3.1b

In order to comply with SMAQMD Rule 403, all construction contractors shall limit vehicle speed for on-site construction vehicles to 15 mph. This requirement shall be included as a note on the improvement plan submittal of future development.

MM 5.3.1c

In order to comply with SMAQMD Rule 403, all construction contractors shall wash dirt off construction vehicles and equipment within the staging area prior to leaving the construction site. Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt on adjacent public roads at least once a day. Use of dry power sweeping is prohibited. This requirement shall be noted in improvement plans of future development

MM 5.3.1d

In order to comply with SMAQMD Rule 403 when transporting soil or other materials by truck during construction activities, all contractors shall maintain 2 feet of freeboard, and the materials shall be covered. This requirement shall be noted in all future improvement plans.

MM 5.3.1e

1. The Project applicant shall submit to the City and the SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. This information shall be submitted at least four business days prior to the use of the subject heavy-duty off-road equipment.
 - The inventory shall include the horsepower rating, engine model year, and projected hours of use for each piece of equipment.

- The Project applicant shall provide the anticipated construction timeline including start date, and the name and phone number of the project manager and on-site foreman.
 - The district's Equipment List Form can be used to submit this information.
 - 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.
2. The Project Applicant shall provide a plan for approval by the City and the SMAQMD demonstrating that the heavy-duty off-road vehicles (50 horsepower or more) to be used in construction, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average.
 - This plan shall be submitted in conjunction with the equipment inventory.

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

MM 5.3.1f

In order to reduce NOx emissions, signage shall be posted during all construction activities stating the State-mandated prohibition of all onsite trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle Idling Emission Reduction Program.

MM 5.3.1g

In order to reduce NOx emissions, all construction contractors shall maintain all construction equipment in proper working condition according to manufacturers' specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

MM 5.3.2

The City shall prepare an Air Quality Management Plan that demonstrates a 15 percent reduction in NOx equivalents for the Southeast Policy Area Project, compared to an unmitigated project. The Air Quality Management Plan shall be submitted to the Sacramento Metropolitan Air Quality Management District for review and endorsement.

MM 5.3.4a

Subsequent development projects within the Project area shall provide a plan for approval by the SMAQMD demonstrating that the heavy-duty (50 horsepower [hp] or more) off-road vehicles to be used in the construction of the Project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

MM 5.3.4b

Subsequent development projects within the Project area shall ensure that emissions from all off-road diesel powered equipment used do not exceed 40 percent opacity for more than 3 minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. Noncompliant equipment shall be documented and a summary provided to the City Planning Department and the SMAQMD monthly. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of construction, 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 and the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this measure shall supersede other SMAQMD or State rules or regulations.

Lent Ranch Marketplace SPA:

MM6

The project developer shall submit with each District Development Plan a plan to ensure that all applicable measures proposed by the applicant's Draft AQ-15 and TSM Plan for the project to reduce peak hour vehicle trips by project employees and reduce the emissions from both mobile and stationary sources are implemented. Measures in the AQ-15 Plan and TSM Plan may be implemented by persons or entities other than the project developer. This condition of approval implements Mitigation Measure #MM4.3-2 from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

MM 4.7.1a

The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph when wind exceed 20 miles per hour. This requirement shall be included as a note on the improvement plan submittal.

MM 4.7.1b

The project applicant shall require that the contractors water all haul roads at least twice daily during construction activities. This requirement shall be included as a note on the improvement plans.

MM 4.7.1c

Wash dirt off construction vehicles and equipment within the staging area prior to leaving the construction site. This requirement shall be noted in project improvement plans.

MM 4.7.1d

The project applicant shall require that, when transporting materials by truck during construction activities, two feet of freeboard shall be maintained by the contractor, and that the materials are covered. This requirement shall be noted in project improvement plans.

MM 4.7.1e

Pave, apply water three times daily, or apply (non-stick) soil stabilizers on all unpaved access roads, parking areas and staging areas. This requirement shall be noted in project improvement plans.

MM 4.7.1f

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

And,

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

MM 4.7.1g

The project applicant shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no 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 supercede other SMAQMD or state rules or regulations.

MM 4.7.1h

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 on the improvement plans.

MM 4.7.2a

The project applicant shall implement Emission Reduction Measures, such as those identified in its AQ-15 Plan, and ensure the project's compliance with the General Plan policy CAQ-30. The Emission Reduction Measures shall be evaluated and approved by the SMAQMD.

MM 4.7.2b

The project applicant shall pay off-site in-lieu fees, as determined by SMAQMD, for operational air quality emissions in excess of the SMAQMD thresholds.

City of Elk Grove General Plan:

No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies.

4 BIOLOGICAL RESOURCES

Laguna Ridge Specific Plan:

MM 4.8.1a

A tree survey shall be conducted by an arborist certified by the International Society of Arboriculture (ISA) to enumerate and evaluate all trees on the site that meet the standards in the City Tree Ordinance (as amended).

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.

Timing/Implementation: As part of the subsequent development application submittals and prior to construction activities.

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.8.1b

Unless identified for removal as described in MM 4.8.1, all trees that meet the following criteria shall be avoided by construction and protected during all construction activity:

- Native and Non-Native Oak Trees with a trunk at least six inches (6") in diameter at a height of 4.5 feet. The removal of trees with a trunk diameter of twelve inches (12") or more is discouraged.
- All other trees with a trunk diameter of twelve inches (12") at a height of 4.5 feet. The removal of trees with a trunk diameter of twenty-four inches (24") or more is discouraged.

Trees to be retained shall be protected by implementation of the following measures:

1. Before initiating any construction activity near protected trees, install chain link fencing or a similar protective barrier at least one foot outside the dripline of each tree or as far as possible from the tree trunk where the existing road is within the tree dripline. The barrier fencing will remain in place for the duration of construction activity.
2. Any required pruning of oak trees shall be conducted before construction activity begins. Oak trees that require pruning of branches larger than two inches in diameter shall be pruned by a certified arborist. No pruning of the six-foot-diameter tree will be permitted.
3. No signs, ropes, cables (except cable that may be installed by a certified arborist or other professional tree expert), or other items shall be attached to the oak trees.
4. No vehicles, construction equipment, mobile home/office, supplies, materials, or facilities shall be driven, parked, stockpiled, or located within the driplines of oak trees.
5. No grading shall be allowed within the driplines of oak trees except 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 absolutely necessary, porous material shall be used or a piped aeration system shall be installed under the supervision of a certified arborist.

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.

9. No sprinkler system shall be installed in such a manner that it irrigates within the driplines of oak trees.

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.

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).

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.

Timing/Implementation: As part of the subsequent development application submittals and prior to and during construction activities.

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.8.1c

For trees that are planned to be removed and which meet the criteria contained in the City's Tree Preservation Ordinance (as amended) and the City of Elk Grove Draft General Plan Conservation and Air Quality Element, a tree mitigation plan shall be submitted to the City of Elk Grove in accordance with City requirements. Protected trees shall be replaced on a no-net-loss basis.

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:

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.

Timing/Implementation: Prior to issuance of grading permit

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.8.2a

Prior to approval of site plans and/or tentative subdivision maps for each parcel proposed for development within 50 feet of the perennial marsh shown in **Figure 4.8-1** of the Draft EIR, a focused plant survey for Sanford's arrowhead is required to determine the presence/absence of this species. The surveys shall be conducted by a qualified botanist retained by the City and funded by the project applicant during the blooming period (May-August) for this species.

Timing/Implementation: Prior to approval of site plans and/or tentative subdivision map for parcels proposed for development within 50 feet of the perennial marsh.

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.8.2b

If this species is not found onsite, no further measures are required. However, if Sanford's arrowhead is found, each population shall be mapped and technical assistance from CNPS and the U.S. Fish and Wildlife Service shall be requested. To the maximum extent feasible, plant populations shall be preserved within open space non-disturbance areas. However, if these areas cannot be avoided, land-supporting populations of the impacted species shall be purchased and shall be permanently protected. Under the direction of CNPS and the U.S. Fish and Wildlife Service, preservation strategies shall be implemented, which may include seed and soil collection or plant transplant. At a minimum, mitigation shall occur at a 1:1 ratio (one plant preserved for every plant impacted). A detailed mitigation plan that includes species, habitat, preserve management, and monitoring strategies shall be developed in consultation with the U.S. Fish and Wildlife Service.

Timing/Implementation: Prior to approval of site plans and/or tentative subdivision map for parcels proposed for development within 50 feet of the perennial marsh.

Enforcement/Monitoring: City of Elk Grove Development Services and U.S. Fish and Wildlife Service

MM 4.8.3

As part of each subsequent project application submittal to the City, the project applicant shall identify all potential wetland resources that occur onsite 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:

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 one of the following:

(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.

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.

Timing/Implementation: A part of subsequent tentative map applications and completed prior to final map recordation.

Enforcement/Monitoring: City of Elk Grove Development Services, Corps, and RWQCB.

MM 4.8.4a

Within 30 days prior to commencement of construction activities, a pre-construction survey of land within 200 feet of all wetlands, channels, ponds, and other such waterways within the plan area shall be conducted by a qualified biologist retained by the City and funded by the project applicant who is approved by the Service's Sacramento Fish and Wildlife Office. In order to protect snakes, de-watering of areas within the site shall not occur prior to completion of the pre-construction surveys. The biologist will provide the Service with a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities. The monitoring biologist shall be retained by the City and funded by the project applicant to routinely monitor construction activities. If a snake is encountered during construction activities, the monitoring biologist shall contact the City Development Services and will have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed.

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. 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.

Timing/Implementation: 30 days prior to grading and commencement of construction activities

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

MM 4.8.4b

If a giant garter snake is identified within the plan area either during pre-construction surveys or during construction, the following shall occur:

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.

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.

Timing/Implementation: Prior to and during construction activities

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

MM 4.8.4c

No grading or other construction activities shall be conducted from October 1 to April 30, which is the inactive period of the giant garter snake. More danger is posed to snakes during their inactive period, because they are occupying underground burrows or crevices and are more susceptible to direct effects, especially during excavation. A "no grading" period from October 1 to April 30 will apply to portions of the plan area located within 1,000 feet of ditches, canals, ponds, wetlands or other such areas. This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and no snakes have been found.

Timing/Implementation: Prior to project grading and during construction activity

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.8.4d

Dewatering of ponds, ditches, canals and other such areas may begin any time after November 1, but no later than April 1 of the following year, once the absence of the species is determined or implementation of Mitigation Measure 4.8.4b has been completed. All water must be removed by April 15, or as soon thereafter as weather permits, and the habitat must remain dry without any standing water for 15 consecutive days after April 15 and prior to excavating or filling the dewatered habitat.

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.

Timing/Implementation: Prior to and during construction activity

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

MM 4.8.4e

Construction personnel shall participate in a Service-approved worker environmental awareness program. Under this program, workers shall be informed about the presence of giant garter snakes and

habitat associated with the species and that unlawful take of the animal or destruction of its habitat is a violation of the Act. Prior to construction activities, a qualified biologist approved by the Service shall instruct all construction personnel about: (1) the life history of the giant garter snake; (2) the importance of irrigation canals, marshes/wetlands, and seasonally flooded areas, such as rice fields, to the giant garter snake; and (3) the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the City and the Sacramento U.S. Fish and Wildlife Office.

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.

Timing/Implementation: Prior to project grading and construction

Enforcement/Monitoring: U.S. Fish and Wildlife Service and City of Elk Grove Development Services

MM 4.8.5

The project applicant shall design the subsequent public and private projects within the plan area to avoid impacts to potential habitat for VELB (elderberry shrubs; see Figure 4.8-1 of the Draft EIR), if feasible. If project development is required in areas that may impact elderberry shrubs containing stems measuring 1.0 inch or greater in diameter at ground level (development within 100 feet of shrub dripline), the project applicant shall perform one of the following measures:

1. Fence and flag all areas to be avoided during construction activities. In areas where encroachment on the 100-foot buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.
2. Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.
3. Erect signs every 50 feet along the edge of the avoidance area with the following information: "This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines and imprisonment." The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction.
4. Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.

Restoration and Maintenance

1. Restore any damage done to the buffer area (area within 100 feet of elderberry plants) during construction. Provide erosion control and re-vegetate with appropriate native plants.
2. Buffer areas must continue to be protected after construction from adverse effects of the project. Measures such as fencing, signs, weeding and trash removal are usually appropriate.
3. No insecticides, herbicides, fertilizers or other chemicals that might harm the beetle or its host plant should be used in the buffer areas, or within 100 feet of any elderberry plant with one or more stems measuring 1.0 inch or greater in diameter at ground level.
4. The applicant must provide a written description of how the buffer areas are to be restored, protected and maintained after construction is completed.

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., stripping away bark through careless use of mowing/trimming equipment).

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:

- Obtain credits at an approved mitigation bank; or
- Implement an onsite mitigation and monitoring plan that includes transplanted of the shrub and planting of elderberry seedlings.

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.

Timing/Implementation: Prior to approval of subsequent development and prior to and during construction activities

Enforcement/Monitoring: U.S. Fish and Wildlife Service and City of Elk Grove Development Services

MM 4.8.6

The project applicant shall design the subsequent public and private projects within the plan area to avoid impacts to potential habitat for vernal pool invertebrates by providing an appropriate setback from the edge of each pool, as determined by the City in consultation with the U.S. Fish and Wildlife Service, if feasible. If pools impacted cannot be avoided, the project proponent shall implement the following measures:

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.

Timing/Implementation: Prior to the approval of subsequent development and prior to construction activities

Enforcement/Monitoring: U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and City of Elk Grove Development Services

MM 4.8.7a

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:

- 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.
- Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the CDFG that includes the preservation of Swainson's hawk foraging habitat.

- Mitigate impacts in compliance with Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

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

Timing/Implementation: Prior to approval of improvement and construction plans
Enforcement/Monitoring: City of Elk Grove Development Services and CDFG

MM 4.8.7b

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

Timing/Implementation: Prior to construction activities and throughout project construction
Enforcement/Monitoring: City of Elk Grove Development Services and CDFG

MM 4.8.8a

If construction is proposed during the raptor-breeding season (February– August), a focused survey for raptors (including burrowing owls), migratory bird nests, and bat roosts shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests onsite. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. This 500- foot construction prohibition zone may be reduced based on consultation and approval by the California Department of Fish and Game. Trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. This mitigation measure does not apply to a Swainson's hawk nest. Because the Swainson's hawk is Federally protected and a State threatened species, the removal of any tree containing an occupied hawk nest could severely affect nesting raptors, fledgling and/or eggs. Therefore, if an occupied Swainson's hawk nest tree is found on the subsequent project site prior to construction and is proposed for removal, then appropriate permits from CDFG shall be obtained pursuant to CDFG guidelines.

Timing/Implementation: Prior to construction activities
Enforcement/Monitoring: City of Elk Grove Development Services and CDFG

MM 4.8.8b

Within 30 days prior to the onset of construction activities outside of the breeding season (September–January), a qualified biologist shall conduct a burrow survey to determine if burrowing owls are present in the plan area. If burrowing owls are observed on the site, measures shall be implemented to ensure that no owls or active burrows are inadvertently buried during construction. Such measures include: flagging the burrow and avoiding disturbance; securing and preserving suitable habitat offsite; passive relocation and/or active relocation to move owls from the site. All measures shall be determined by a qualified biologist and approved by the CDFG.

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.

Timing/Implementation: Prior to construction activities

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

MM 4.8.8c

Pursuant to the Migratory Bird Treaty Act and the California Fish and Game Code, if active songbird nests or active owl burrows are found within the survey area, clearing and construction within a minimum of 250 feet for owls and 100 feet for songbirds, or as determined by a qualified biologist to ensure disturbance to the nest will be minimized, shall be postponed or halted. Construction will not resume within the buffer until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist.

Timing/Implementation: Thirty days prior to construction activities occurring between September 1 through January 31

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

Southeast Policy Area Strategic Plan:

MM 5.4.1

Applicants for any subsequent projects shall retain qualified biologists to conduct a preliminary evaluation of the specific project site to determine whether wet meadow, freshwater emergent wetland, or irrigation/drainage ditch vegetative communities occur within the specific project site. If any of these habitats are identified within the specific project site, surveys in and adjacent to (within 100 feet, where appropriate) the proposed impact area, including new construction access routes, shall be conducted to determine the presence/absence of the following special-status plant species.

Table 5.4-2

**Special-Status Plant Species (and Associated Habitat)
With the Potential to Occur in the Project Area**

Vegetative Community	Special-Status Plant Species Survey Requirements
----------------------	--

Wet Meadow		dwarf downingia Boggs Lake hedge-hyssop legenere Heckard's pepper-grass saline clover
Freshwater Wetland	Emergent	bristly sedge Peruvian dodder Boggs Lake hedge-hyssop woolly rose-mallow Sanford's arrowhead saline clover
Irrigation/Drainage Ditch		bristly sedge Peruvian dodder woolly rose-mallow Northern California black walnut Sanford's arrowhead

Surveys shall be conducted in accordance with CDFW Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2009). These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate developmental periods that are necessary to identify the plant species of concern. Survey results shall be submitted to the City for review and approval.

If none of the species identified in **Table 5.4-2** are found in or adjacent to (within 100 feet) proposed impact areas, no further mitigation is required.

If any of the species identified in **Table 5.4-2** are found in or adjacent to (within 100 feet) proposed impact areas during the surveys, these plant species shall be avoided to the greatest extent feasible. Any specialstatus plant species that are identified adjacent to the Project area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on site plans and/or, tentative subdivision maps.

If Project-related impacts will result in the loss of greater than 10 percent of occupied habitat for a special-status plant species, mitigation shall be required for all impacts that exceed the 10 percent threshold. For example, if 18 percent of occupied habitat will be impacted, mitigation shall only be required for the 8 percent that exceeds the 10 percent threshold. Mitigation for permanent impacts to special-status plant species shall include the preservation of occupied habitat at a 1:1 ratio (i.e., 1 acre preserved for each acre impacted). Temporarily disturbed special-status plant species sites shall be restored to original function and value.

Preservation areas may include undisturbed areas of the site that will be preserved and managed in perpetuity, off-site mitigation lands, or a combination of both. The preserved habitat shall be of equal or greater habitat quality to the areas impacted in terms of soil features, extent of disturbance, and vegetation structure, and contain extant populations of the same or greater size as the area impacted.

Plans for avoidance, minimization, and mitigation (if appropriate) shall be prepared and submitted to the City of Elk Grove Planning Department at the time of application for the City's review and approval. Surveys shall occur no more than two years prior to ground breaking of the subsequent project.

Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measure **MM 5.4.1**.

MM 5.4.2

Applicants shall retain qualified biologists to conduct a preliminary evaluation of the specific project site to determine whether vernal pool fairy shrimp and/or vernal pool tadpole shrimp habitat occurs on or within 250 feet of the project area. If habitat is not present, project applicants shall submit a letter of their findings to the City and the USFWS for concurrence. If the USFWS concurs with the negative survey findings, project applicants shall submit proof of concurrence to the City with their application, and no further mitigation is required. If the USFWS does not concur, applicants shall undertake surveys or assume presence based on the USFWS's direction.

If it is determined that listed vernal pool branchiopods are present, the following mitigation is required.

For every acre of vernal pool habitat directly affected, project applicants shall replace the affected acreage at a 1:1 ratio (1 acre creation for each acre of impact) through the dedication of vernal pool creation credit(s) within a USFWS-approved mitigation bank or through creation/restoration of vernal pool habitat as part of a USFWS-approved mitigation plan. Vernal pool creation shall not occur within 250 feet of extant vernal pools unless specifically approved by the USFWS.

For every acre of vernal pool habitat directly and indirectly affected, the project applicant shall replace the affected acreage at a 2:1 ratio (2 acres of preservation for every 1 acre of impact) through the dedication of vernal pool preservation credit(s) within a USFWS-approved mitigation bank or preserved on- or off-site as part of a USFWS-approved mitigation plan. Other conservation measures may be required by the USFWS.

Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measure **MM 5.4.2**.

MM 5.4.3

Applicants shall retain a qualified biologist to survey for the presence of elderberry shrubs with stems measuring greater than 1-inch diameter at ground level. Surveys shall be conducted in accordance with the USFWS 1999 Conservation Guidelines for the Valley Elderberry Longhorn Beetle. If no elderberry shrubs with one or more stems measuring 1 inch or greater in diameter at ground level are documented, no further mitigation is required. Survey results shall be submitted to the City for review and approval. If an elderberry shrub(s) with one or more stems measuring 1 inch or greater in diameter at ground level is documented, and a 100-foot avoidance buffer can be maintained around the shrub, the following protective measures shall be implemented:

- 1) Fence and flag all areas to be avoided during construction activities. In areas where encroachment into the 100-foot buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.

2) Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.

3) Erect signs every 50 feet along the edge of the avoidance area with the following information: "This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment." The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction.

4) Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.

5) Restore any damage done to the buffer area (area within 100 feet of elderberry plants) during construction. Provide erosion control and revegetate with appropriate native plants.

6) Continue to protect buffer areas after construction from adverse effects of the Project. Measures such as fencing, signs, weeding, and trash removal are usually appropriate.

7) Do not use insecticides, herbicides, fertilizers, or other chemicals that might harm the beetle or its host plant in the buffer areas or within 100 feet of any elderberry plant with one or more stems measuring 1 inch or more in diameter at ground level.

8) Project applicants shall provide a written description of how the buffer areas are to be restored, protected, and maintained after construction is completed to the USFWS and the City of Elk Grove Planning Department.

9) Mowing of grasses/ground cover shall only occur from July through April to reduce fire hazard. No mowing shall occur within 5 feet of elderberry plant stems. Mowing shall be done in a manner that avoids damaging plants (e.g., stripping away bark through careless use of mowing/trimming equipment).

If elderberry plants cannot be avoided, they must be transplanted to a conservation area in accordance with the 1999 USFWS guidelines, with USFWS approval. A plant that is unlikely to survive transplantation because of poor condition or location, or a plant that would be extremely difficult to move because of access problems, may be exempted from transplantation through consultation with the USFWS. In addition to transplanting all elderberry shrubs, additional elderberry seedlings or cuttings shall be planted at a 1:1 ratio (new plantings to affected stems). Native plants shall also be planted at a 1:1 ratio (native tree/plant species to each elderberry seedling or cutting). Stock of saplings, cuttings, and seedlings shall be obtained from local sources. If the parent stock is obtained from a distance greater than 1 mile from the conservation area, the USFWS must approve the plant donor sites prior to initiation of revegetation work. Planting or seeding the conservation area with native herbaceous species is encouraged.

Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measure **MM 5.4.3**.

MM 5.4.4a

Protective silt fencing shall be installed between the aquatic habitats and the construction area limits to prevent accidental disturbance and to protect water quality within aquatic habitat during construction.

MM 5.4.4b

Standard best management practices shall be implemented during and after construction to protect water quality in sensitive habitat areas during construction.

MM 5.4.4c

Prior to implementation of construction activities, the project applicants with specific project sites within 100 feet of aquatic features identified on Figure 5.4-4 shall retain qualified biologists to conduct a survey for western pond turtle no more than 3 days prior to initiation of construction activities. If this species is documented near any proposed construction areas, the individual(s) shall be moved at least 500 feet downstream to suitable habitat. If individuals are observed during construction activities, all construction activities shall be halted, a qualified biologist shall be notified, and the qualified biologist shall relocate the individual prior to continuing construction activities.

If active nest sites are identified during the survey, the project applicant shall impose a construction setback of 100 feet for all active nest sites prior to commencement of any construction activities to avoid construction or access-related disturbances to western pond turtles until the eggs hatch or the nest is moved to an appropriate location as authorized by the CDFW.

Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measures **MM 5.4.4a-c**.

MM 5.4.5a

All projects within the SEPA affecting potential GGS habitat shall implement the avoidance and minimization measures outlined in *Appendix C Standard Avoidance and Minimization Measures During Construction Activities in Giant Garter Snake (Thamnophis gigas) Habitat* (USFWS 1997).

MM 5.4.5b

The Shed C Channel restoration project shall implement the guidelines for outlined in *Appendix A Guidelines for Restoration and/or Replacement of Giant Garter Snake Habitat* (USFWS 1997).

MM 5.4.5c

If USFWS determines that replacement of GGS habitat is not fulfilled in association with the Shed C Channel restoration effort shall be implemented in accordance with Table 1 – Summary of Giant Garter Snake Conservation Measures found in *Appendix C Standard Avoidance and Minimization Measures During Construction Activities in Giant Garter Snake (Thamnophis gigas) Habitat* (USFWS 1997).

Alternatively, if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measure **MM 5.4.5a-c**.

MM 5.4.6

Applicants shall retain a qualified biologist to determine whether suitable nesting habitat occurs within 500 feet of the specific project site. If suitable habitat exists, focused surveys must be performed by a qualified biologist in accordance with the CDFW's *Staff Report on Burrowing Owl Mitigation*, published March 7, 2012. Surveys shall be repeated if project activities are suspended or delayed more than 15 days during nesting season.

If no burrowing owls are detected, no further mitigation is required. If active burrowing owl nest sites are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFW's *Staff Report on Burrowing Owl Mitigation* prior to initiating project-related activities that may impact burrowing owls. Burrowing owl surveys are valid for one year from the date of the survey.

Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measure **MM 5.4.6**.

MM 5.4.7a

If clearing and/or construction activities would occur during the raptor nesting season (January 15–August 15), preconstruction surveys to identify active raptor nests shall be conducted by a qualified biologist within 14 days of construction initiation in specific project sites. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 1,000-foot buffer. If no active nests are found, no further mitigation is required. Surveys shall be repeated if construction activities are delayed or postponed for more than 30 days.

MM 5.4.7b

If active white-tailed kite or other raptor (excluding Swainson's hawk) nest sites are identified within 1,000 feet of Project activities, the applicant shall impose a 500-foot setback of all active nest sites prior to commencement of any Project construction activities to avoid construction or access-related disturbances to nesting raptors. Project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur within the setback until the nest is deemed inactive. Activities permitted within setbacks and the size of setbacks may be adjusted through consultation with the CDFW and/or the City.

If active Swainson's hawk nest sites are identified within 1,000 feet of project activities, the applicant shall impose a 1,000-foot setback of all active nest sites prior to commencement of any construction activities to avoid construction or access-related disturbances to nesting raptors. Project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur within the setback until the nest is deemed inactive. Activities permitted within setbacks and the size of setbacks may be adjusted through consultation with the CDFW and/or the City.

MM 5.4.7c

Trees containing white-tailed kite or other raptor (excluding Swainson's hawk) nests that must be removed as a result of Project implementation shall be removed during the non-breeding season (September 1–January 1). Swainson's hawks are State listed as a threatened species; therefore, impacts to Swainson's hawk nest trees require regulatory authorization from the CDFW prior to removal.

MM 5.4.7d

Project applicants shall mitigate for the loss of Swainson's hawk foraging habitat at a 1:1 ratio consistent with Elk Grove Municipal Code (EGMC) Chapter 16.130, *Swainson's hawk Impact Mitigation Fees*. Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of the Code Chapter 16.130.

MM 5.4.8

If clearing and/or construction activities would occur during the migratory bird nesting season (March 15–August 15), preconstruction surveys to identify active bird nests shall be conducted by a qualified biologist within 14 days of construction initiation on specific project sites. Focused surveys must be performed by a qualified biologist for the purpose of determining the presence/absence of active nest sites within the proposed impact area and a 200-foot buffer (if accessible). Surveys shall be repeated if construction activities are delayed or postponed for more than 30 days.

If active nest sites are identified within 200 feet of project activities, project applicants shall impose a 100-foot setback for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to bird nesting activities. Project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur within setbacks until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of setbacks may be adjusted through consultation with the CDFW and/or the City.

Sterling Meadows Tentative Subdivision Map:

MM 4.10.3

In order to mitigate for the loss of Swainson's hawk foraging habitat to a less than significant level, the project applicant shall acquire conservation easements or other instruments to preserve suitable foraging habitat for Swainson's hawk, as determined by the CDFG. The location of mitigation parcels as well as the conservation instruments protecting them shall be acceptable to the City and to the CDFG. The amount of land preserved shall be governed by a 1:1 mitigation ratio for each acre developed at the project site. In deciding whether to approve the land proposed for preservation by the project applicant, the City shall consider the benefits of preserving lands in proximity to other protected lands. The preservation of land shall be done prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first. In addition, the City shall impose the following minimum conservation easement content standards:

- A) The land to be preserved shall be deemed suitable Swainson's hawk foraging habitat by the CDFG.
- B) All owners of the mitigation land shall execute the document encumbering the land.
- C) The document shall be recordable and contain an accurate legal description of the mitigation land.
- D) The document shall prohibit any activity, which substantially impairs or diminishes the land's capacity as suitable Swainson's hawk foraging habitat.
- E) If the land's suitability as foraging habitat is related to existing agricultural uses on the land, the document shall protect any existing water rights necessary to maintain such agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the mitigation land.
- F) The applicant shall pay to the City a mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.

G) Interests in 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 mitigation land, which it shall acquire without the prior written approval of the City.

H) The City shall be named a beneficiary under any document conveying the interest in the mitigation land to an entity acceptable to the City.

I) If any qualifying entity owning an interest in mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City or to the City. Before committing to the preservation of any particular land pursuant to this measure, the project proponent shall obtain the City's approval of the land proposed for preservation. This mitigation measure may be fulfilled in combination with a mitigation measure imposed on the project requiring the preservation of agricultural land as long as the agricultural land is determined by the Department of Fish and Game to be suitable Swainson's hawk habitat.

MM 4.10.4a

If construction is proposed during the raptor breeding season (February–August), a focused survey for ground nesting 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 CDFG. If no active nests are found during the focused survey, no further mitigation will be required.

MM 4.10.4b

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 on the project site. 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.

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.

MM 4.10.4c

Pursuant to the MBTA and the California Fish and Game Code, if active songbird nests or active owl burrows are found within the survey area, clearing and construction shall be postponed or halted within a minimum of 250 feet for owls and 100 feet for songbirds, or as determined by a qualified biologist to ensure disturbance to the nest will be minimized. 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 orange mesh temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist.

MM 4.10.5

The applicant can forego surveys required under A) and assume presence of listed vernal pool invertebrates in the appropriate water features on the site. Mitigation responsibilities would then commence with B).

The applicant shall evaluate wetland features on the project site to determine their suitability to support listed vernal pool invertebrates.

- A) Protocol level surveys (using methodologies approved by the United States Fish and Wildlife Service) shall be employed to determine if the wetland features on site support listed vernal pool invertebrates. If it is determined that these features do not support listed vernal pool invertebrates, no additional mitigation for this impact is necessary.
- B) If it is determined that listed vernal pool invertebrates are present, the applicant shall receive authorization from the United States Fish and Wildlife Service to impact these features. Mitigation for impacts shall include creation, restoration and/or preservation of listed vernal pool invertebrate habitat at no less than 3 acres of habitat created, restored and/or preserved for each acre impacted. Mitigation can be completed through purchase of credits in a United States Fish and Wildlife Service approved mitigation bank.

MM 4.10.6a

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 project site shall be conducted by a qualified biologist retained by the City and funded by the project applicant who is approved by the USFWS'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 preconstruction 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 Community Development Department, Planning Division 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.

GGs 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.

MM 4.10.6b

If a GGS is identified within the project site either during pre-construction surveys or during construction, the following shall occur:

- 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.

MM 4.10.6c

No grading or other construction activities shall be conducted from October 1 to April 30, which is the inactive period of the GGS. 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 project site located within 1,000 feet of ditches, canals, ponds, wetlands or other such areas and shall be identified on improvement plans. This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and which failed to identify snakes.

MM 4.10.6d

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. 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.

MM 4.10.6e

Construction personnel shall participate in a USFWS-approved worker environmental awareness program. Under this program, workers shall be informed about the presence of GGSs 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 USFWS shall instruct all construction personnel about: (1) the life history of the GGS; (2) the importance of irrigation canals, marshes/wetlands, and seasonally flooded areas, such as rice fields, to the GGS; 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.

MM 4.10.7

The project applicant shall revise the site plan of the Sterling Meadows project to avoid impacts to potential habitat for VELB, if feasible, prior to approval of the final map. 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 prior to issuance of grading permits or approval of improvement plans, whichever occurs first:

- 1) Fence and flag all areas to be avoided during construction activities. In areas where encroachment on the 100-foot buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.
- 2) Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.
- 3) Erect signs every 50 feet along the edge of the avoidance area with the following information: "This area is habitat of the valley elderberry longhorn beetle, a threatened species and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines and imprisonment." The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction.
- 4) Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.

Restoration and Maintenance

- 1) Restore any damage done to the buffer area (area within 100 feet of elderberry plants) during construction. Provide erosion control and revegetate with appropriate native plants.
- 2) Buffer areas must continue to be protected after construction from adverse effects of the project. Measures such as fencing, signs, weeding and trash removal are usually appropriate.
- 3) No insecticides, herbicides, fertilizers or other chemicals that might harm the beetle or its host plant should be used in the buffer areas, or within 100 feet of any elderberry plant with one or more stems measuring 1.0 inch or greater in diameter at ground level.
- 4) The applicant must provide a written description of how the buffer areas are to be restored, protected and maintained after construction is completed.
- 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).

If the shrub cannot be avoided, then a mitigation plan shall be developed in consultation with USFWS consistent with the conservation guidelines for the valley elderberry longhorn beetle (which likely includes one or more of the following), shall be implemented:

- 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.

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.

MM 4.10.8

The applicant shall conduct a wetland delineation of the project site. The wetland delineation shall be submitted to the Army Corps of Engineers for verification. If the Army Corps of Engineers determines that the water features on the site are not jurisdictional, no additional mitigation is required. If the Army Corps of Engineers determines that there are jurisdictional waters on the project site, the applicant shall ensure that the project will result in no-net-loss of waters of the US by providing mitigation through impact avoidance, impact minimization and compensatory mitigation for the remaining impact. Compensatory mitigation shall require purchase of credits in an Army Corps of Engineers approved mitigation bank at a ratio no less than one acre purchased for each are impacted.

Lent Ranch Marketplace SPA:

MM18

Prior to improvement plan approval or building permit issuance, whichever comes first, implement one of the following alternatives to mitigate for the loss of 293 acres of Swainson's hawk foraging habitat:

- a) Preserve 293 acres (1 acre for each lost) of similar habitat within a 10-mile radius of the project site to be protected through fee title or conservation easement acceptable to the California Department of Fish and Game
- b) Prepare and implement a Swainson's Hawk Mitigation Plan to the satisfaction of the California Department of Fish and Game that includes preservation of Swainson's hawk foraging habitat.
- c) Submit a payment of a Swainson's hawk impact mitigation fee per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent said Chapter remains in effect.

This condition of approval implements Mitigation Measures #MM4.8-1(a) from the Lent Ranch Marketplace Final EIR.

MM19

If active Swainson's hawk nests are found within 1/2 mile of the construction site, clearing and construction shall be postponed or halted, at the discretion of the biological monitor, 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. If a nest tree is found on the project site prior to construction and will be removed, then appropriate permits from CDFG shall be obtained pursuant to CDFG guidelines. This condition of approval implements Mitigation Measures #MM4.8-1(b) from the Lent Ranch Marketplace Final EIR.

MM20

No earlier than 45 days and no later than 20 days prior to the commencement of any construction that would occur during the nesting/breeding season (February 1 through September 1), a field survey shall be conducted by a qualified biologist to determine if active nests of special-status birds such as white-

tailed kite, California horned lark, burrowing owl, Swainson's hawk, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone, including the extent of the directly affected portion of the drainage ditch. In addition, nesting surveys for Swainson's hawks shall include all areas in or within 1 mile of the construction site in order to ascertain the specific long-term mitigation replacement ratios for loss of foraging habitat. This condition of approval implements Mitigation Measure #MM4.8-2 (a) from the Lent Ranch Marketplace Final EIR.

MM21

Within 30 days prior to any construction activities outside of the breeding season (September 1 through January 31), a qualified biologist shall conduct a burrow survey to determine if burrowing owls are residing on the site, in order to ensure no owls are inadvertently buried during construction. If owls are observed on the site prior to ground-disturbance activities, measures such as flagging the burrow and avoiding disturbance, passive relocation, or active relocation to move owls from the site, as determined by a qualified biologist and as approved by the CDFG, shall be implemented. In addition, a qualified biologist shall monitor initial grading to ensure that no owls are harmed during the process.

All surveys for burrowing owls shall be conducted according to CDFG protocol. This 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 surveys should be at least three hours long, 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 owls are typically less active and visible. This condition of approval implements Mitigation Measure #MM4.8-2 (b) from the Lent Ranch Marketplace Final EIR.

MM22

If the existing stand of elderberry must be removed, prior to approval of grading permits, the project applicant shall undertake consultation with the USFWS pursuant to Section 10(a) of the Federal Endangered Species Act for an incidental take permit for removing the existing elderberry stand. Under this permit, the USFWS may allow transplantation of all elderberry plants with a stem diameter of one inch or greater while monitored by a qualified biologist and using USFWS-approved timing and procedures to reduce loss of plants or beetles. Prior to transplantation, a site shall be selected in consultation with the USFWS for protection in perpetuity and based on connectivity to other suitable beetle habitat areas.

Additional elderberry plants shall be planted in the mitigation area at ratios of 2:1 to 5:1, depending on the quality of the beetle habitat being removed. For plants with stem diameters one inch or greater with no emergence holes, the ratio is 2:1. If beetles are present as evidenced by emergence holes in 50 percent or less of the shrubs one inch or more in diameter, the ratio is 3:1. If emergence holes are present in over 50 percent of the shrubs one inch or more in diameter, then the ratio of replacement shrubs is 5:1. Because the number of the shrubs to be planted is dependent on the presence or absence of beetle exit holes, the stems larger than 1 inch in diameter would need to be reexamined prior to removal. This condition of approval implements Mitigation Measure #MM4.8-3 from the Lent Ranch Marketplace Final EIR.

MM23

To protect the Giant garter snake, the following measures shall be taken at the appropriate point in the development process:

a) Prior to grading or other site preparation activities, the applicant shall install temporary fabric fencing, a minimum of 3 feet in height, along the western edge of the property to prevent giant garter snakes from entering construction areas. The fencing will need to be regularly inspected and maintained. Exclusion fencing must remain in place and be maintained for the duration of the construction activities in order to prevent snakes from entering construction areas.

b) Construction activities, particularly within the western portion of the site, should be conducted as much as is feasible within the active period of the snake (generally from May 1 to October 1). Direct impacts are lessened during this time because snakes are actively moving and avoiding danger. 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.

c) Any dewatered habitat must remain dry for at least 15 consecutive days after April 15 and prior to excavating or filling of the dewatered habitat.

d) Construction personnel shall participate in a the U.S. Fish and Wildlife Service (USFWS)-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 Sacramento U.S. Fish and Wildlife Office.

e) Within 24-hours prior to commencement of construction activities, the site shall be inspected by a qualified biologist who is approved by the USFWS Sacramento Fish and Wildlife Office. 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 needs to be available thereafter; if a snake is encountered during construction activities, the monitoring biologist shall 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. 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.

f) Prior to approval of grading permits, the project applicant shall undertake consultation with the USFWS and CDFG to determine the need for federal and state incidental take permits for giant garter snakes on the project site.

This condition of approval implements Mitigation Measures #MM4.8-4(a - f) from the Lent Ranch Marketplace Final EIR.

MM24

Valley oaks that meet the criteria contained in the City's Tree Preservation Ordinance will be avoided by construction and protected during all construction activity, if feasible. To protect oak trees, the following measures will be implemented:

a) Before initiating any construction activity near the protected oak trees, install chain-link fencing or a similar protective barrier at least one foot outside the dripline of each tree or as far as possible from the tree trunk where the existing road is within the tree dripline. The barrier fencing will remain in place for the duration of construction activity.

b) 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.

c) No signs, ropes, cables (except cables that may be installed by a certified arborist or other professional tree expert), or other items shall be attached to the oak trees.

d) No vehicles, construction equipment, mobile home/office, supplies, materials, or facilities shall be driven, parked, stockpiled, or located within the driplines of oak trees.

e) No grading shall be allowed within the driplines of oak trees, except where paved roadway already exists. Removal of pavement 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.

f) Conduct any work necessary within the dripline by hand.

g) Paving within the driplines of oak trees shall be stringently minimized. When paving is absolutely necessary, porous material shall be used or a piped aeration system shall be installed under the supervision of a certified arborist.

h) Landscaping beneath oak trees may include non-plant materials 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 the understory plants.

i) No sprinkler system shall be installed in such a manner that it irrigates within the driplines of oak trees.

This condition of approval implements Mitigation Measures #MM4.8-6(a) from the Lent Ranch Marketplace Final EIR.

City of Elk Grove General Plan:

No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies and standards.

5 CULTURAL RESOURCES

Laguna Ridge Specific Plan:

MM 4.10.1a

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:

- Redesign of the subsequent development project to avoid the resource. The resource site shall be deeded to a non-profit agency to be approved by the City for maintenance of the site.
- If avoidance is determined infeasible by the City, then the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If the City determines capping infeasible, then the resource shall be excavated and recorded to appropriate standards.

Timing/Implementation: Prior to subsequent approvals on non-participating properties

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.10.1b

In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil indicative of an archaeological midden that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during on-site or off-site construction, all work within 100 feet of the find shall cease and Development Services shall be notified. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards shall be contacted to determine if the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist. The discovery of human remains shall also be reported to the County Coroner in accordance with Section 7050.5 the California Health and Safety Code, and the Native American Commission for further investigation. If the remains are determined to be Native American, the Native American Commission shall inform the most likely descendent and will determine the appropriate disposition of the remains and grave goods.

Timing/Implementation: During construction activities

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.10.2

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.

If the evaluation determines that the two sites are historically significant, the subsequent development project shall be redesigned to avoid the building site(s). The building site(s) will be deeded to a non-profit agency to be approved by the City for the maintenance of the site(s). If avoidance is determined to be infeasible by the City, all required documentation (in addition to the items above) shall be conducted in accordance with appropriate standards:

- The development of a site-specific history and appropriate contextual information regarding the particular resource; in addition to archival research and comparative studies, this task could involve limited oral history collection;
- Accurate mapping of the noted resources, scaled to indicate size and proportion of the structures;
- Architectural description of affected structures;
- Photo documentation of the designated resources, both in still and video format;
- Recordation of measured architectural drawings, in the case of specifically designated buildings of higher architectural merit; and
- Any historical significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum.

These buildings shall be preserved and relocated off-site.

Timing/Implementation: Prior to subsequent approvals on non-participating properties associated with 8533 and 8551 Poppy Ridge Road

Enforcement/Monitoring: City of Elk Grove Development Services

Southeast Policy Area Strategic Plan:

MM 5.5.1a

If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery.

The City shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the Project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project proponent shall be required to implement any mitigation necessary for the protection of cultural resources.

MM 5.5.1b

If human remains are discovered during any ground-disturbing activities within the Project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the County Coroner must be notified according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code. If the remains are

determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

MM 5.5.1c

Prior to the approval of subsequent development projects within the Project area that have not already been evaluated for the presence of cultural resources, a detailed cultural resources field survey of the subject property shall be conducted by the City and funded by the applicant. If the site is deemed to have a high probability of Native American cultural resources, the site will require preconstruction coordination with the local Native American tribe. The applicant shall provide proof of this coordination to the City. 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, the California Register of Historic Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include, but are not limited to, the following:

- a. Redesign of the subsequent development project to avoid the resource. The resource site shall be deeded to a nonprofit agency to be approved by the City for maintenance of the site.
- b. If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- c. If capping is determined infeasible by the City, the resource shall be excavated and recorded to appropriate standards.

MM 5.5.1d

Prior to the approval of subsequent development projects that include the residences at 7809 Kammerer Road and 8011 Kammerer 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 applicant. If the evaluation is negative (i.e., not historically significant), no further mitigation is required. If the evaluation determines that one or both of the two sites are historically significant, the subsequent development project(s) will be redesigned to avoid the historical site(s). The historical site(s) will be deeded to a nonprofit agency to be approved by the City for the maintenance of the site(s). If avoidance is determined to be infeasible by the City, the applicant will prepare a treatment plan to minimize adverse effects, relocate resources, if appropriate, and conduct all required documentation (in addition to the items above) in accordance with appropriate standards:

- a. 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.
- b. Accurate mapping of the noted resource(s), scaled to indicate size and proportion of the structure(s).
- c. Architectural description of affected structures.
- d. Photo documentation of the designated resources, both in still and video format.
- e. Recordation of measured architectural drawings, in the case of specifically designated buildings of higher architectural merit. Any historical significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum.

MM 5.5.2

If any paleontological resources (fossils) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist.

The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and the appropriate project applicant shall consult and agree on implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources.

Sterling Meadows Tentative Subdivision Map:

MM 4.11.2a

If any prehistoric or historic artifacts or other indications of archaeological or paleontological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures.

MM 4.11.2b

If human remains are discovered, all work must stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are Native American, the coroner shall notify the Native American Heritage Commission, which in turn shall inform a most likely descendant. The descendant shall then recommend to the landowner appropriate disposition of the remains and any grave goods.

Lent Ranch Marketplace SPA:

MM26

In the event artifacts or unusual amounts of stone, bone, or shell are uncovered during excavation and grading operations, all construction activity shall cease until a qualified archeologist can be consulted to determine the extent and importance of the find and recommend appropriate mitigation. Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the archeologist.

If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendent. The descendent will then recommend to the landowner appropriate disposition of the remains and any grave goods. This condition of approval implements Mitigation Measure #MM4.10-1(a and b) from the Lent Ranch Marketplace Final EIR.

6 ENERGY

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

None Required.

7 GEOLOGY AND SOILS

Laguna Ridge Specific Plan:

MM 4.9.1

Prior to issuance of a grading permit for each subsequent project, the project applicant shall submit to the City an erosion control plan, which will utilize best construction practices to limit the erosion effects of the proposed project. Measures shall include, but are not limited to, the following:

- 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.

Timing/Implementation: Prior to the issue of grading permit and during construction.

Enforcement/Monitoring: City of Elk Grove Development Services, Public Works.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

MM2

The construction contract shall require that the contractor water all exposed soil surfaces as required by the requirements of the grading permit. Areas being actively graded shall be kept sufficiently moist to prevent the generation of windborne dust. This condition of approval implements Mitigation Measure #MM4.3-1(a) from the Lent Ranch Marketplace Final EIR.

MM3

The construction contract shall require that the contractor water all dirt roads three times per day to prevent dust generation and that the contractor will limit travel speeds on any unpaved roads to 15 mph or less. This condition of approval implements Mitigation Measure #MM4.3-1(b) from the Lent Ranch Marketplace Final EIR.

MM4

The construction contract shall require that all trucks hauling soil, sand, or other loose material are covered and at least two feet of freeboard (i.e., minimum vertical distance between top of load and top of trailer) is maintained. This condition of approval implements Mitigation Measure #MM4.3-1(c) from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

MM 5.6.5

Before the start of any earthmoving activities, the project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.

If any paleontological resources (fossils) are discovered during grading or construction activities within the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered.

8 GREENHOUSE GAS AND CLIMATE CHANGE

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

MM 5.7.1

Prior to building permit approval, the City of Elk Grove Planning Department shall require that project applicants implement the following measures to reduce emissions of GHGs associated with the proposed Project, based on the referenced measures from the City's CAP and the City of Elk Grove Municipal Code:

- a. All buildings constructed shall achieve Tier 1 of Title 24, Part 1 green building standards to exceed minimum Title 24 energy efficiency standards by 15 percent, consistent with CAP Measure BE-6.
- b. Individual projects shall provide prewiring or conduit for solar photovoltaic (PV) in each future building, consistent with CAP Measure BE-10. The intent of prewiring for solar PV systems is to reduce barriers to later installation of on-site solar PVs. Future development under the proposed Project may also satisfy the intent of this mitigation by installing on-site solar PV systems.
- c. Future nonresidential land uses under the Project shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas, consistent with CAP Measure RC-1. Composting of a limited amount of food waste that may be generated as a byproduct of on-site food preparation shall be completed by agreement with a waste hauler. Cooking oils shall be directed off-site for reuse.
- d. All parking lots for future shopping centers or office developments constructed as part of the proposed Project shall include designated carpool parking spaces near store entries, implementing CAP Measure TACM-3.
- e. Future development under the Project shall provide bicycle parking at a ratio of 1 bicycle parking space per 20 vehicle parking spaces, consistent with CAP Measure TACM-5. Provision of additional bicycle support facilities such as lockers and shower facilities, consistent with voluntary CAP Measure TACM-5, may qualify the applicant for eligibility to request a reduction in the minimum number of parking spaces required, pursuant to Elk Grove Municipal Code Sections 23.58.060 and 23.16.037.
- f. During the design review process, future development applicants shall demonstrate compliance with CAP Measure TACM-5 by showing an analysis of office and mixed-use building connections and orientation to pedestrian paths, bicycle paths, and existing transit stops within a half mile of the Project site. As feasible, all such Project components shall orient development toward an existing transit, bicycle, or pedestrian corridor with minimum setbacks, or support equivalent pedestrian, bicycle, or alternative transportation through other methods.
- g. Future development under the proposed Project shall minimize setbacks from the street, provide pedestrian pathways, and use design features for entrances and parking lots to encourage pedestrian access and safety between transit facilities, consistent with CAP Measure TACM-5.

h. Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, urinals, and faucets.

Future development under the Project shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor and in conformance with Chapters 14.10 and 23.54 of the Elk Grove Municipal Code.

Lent Ranch Marketplace SPA:

MM5

The construction contract shall require contractors to implement ridesharing programs for construction employees traveling to and from the site. This condition of approval implements Mitigation Measure #MM4.3-1(d) from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

None Required.

9 HAZARDS AND HAZARDOUS MATERIALS

Laguna Ridge Specific Plan:

MM 4.5.1

Soil sampling shall be conducted within the areas of potential herbicide/pesticide contamination as identified in **Figure 4.5-3** of the Draft 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.

Timing/Implementation: Prior to approval of improvement plans and/or grading plans for areas shown on Figure 4.5-4 of the Draft EIR.

Enforcement/Monitoring: City of Elk Grove Development Services and Sacramento Environmental Management Department.

MM 4.5.2

Prior to the issuance of demolition permits for existing onsite structures, asbestos material sampling shall be conducted to determine if materials are present. Any identified asbestos containing building materials present in each of the structures to be dismantled shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal. These practices include, but are not limited to: containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agency (the Sacramento Metropolitan Air Pollution Management District).

Timing/Implementation: Prior to the issuance of demolition permits

Enforcement/Monitoring: Sacramento Metropolitan APMD, City of Elk Grove Development Services

MM 4.5.3a

As part of subsequent applications for rezone request on non-participating properties, the project applicant shall provide the City with a Phase I Site Assessment to determine whether ash or a former burn site is present on the subject property.

Timing/Implementation: Prior to acceptance of an application for subsequent development on non-participating properties as complete

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.5.3b

Prior to approval of improvement plans and/or a grading permit, a detailed surface investigation shall be conducted to determine if former burn dumps, chemical dumps or ash are present within each subsequent project site. If any ash or burn sites are identified, surface and subsurface soil sampling shall be conducted to determine if contamination exists. If substances are detected at concentrations that could pose a health hazard and/or violate local, State, or Federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Elk Grove and the Sacramento County Environmental Management Department. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with the Sacramento County Environmental Management Department.

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

Enforcement/Monitoring: City of Elk Grove Development Services and Sacramento County Environmental Management Department.

MM 4.5.4a

Prior to the issuance of demolition permits for existing onsite structures, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations.

Timing/Implementation: Prior to issuance of demolition permits

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.5.4b

The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations.

Timing/Implementation: Prior to issuance of demolition permits and included in construction contracts

Enforcement/Monitoring: City of Elk Grove Development Services

Southeast Policy Area Strategic Plan:

MM 5.8.3a

Prior to approval of improvement plans and/or a grading permit for properties within the Project area that have not already been evaluated for the potential for the presence of hazardous materials and hazardous conditions, Phase I ESAs shall be prepared by a qualified professional. Each subsequent Phase I ESA shall assess the potential for hazards and recommend measures for cleaning up hazards, if present. Future project applicants shall implement all measures as recommended in the Phase I ESA to the satisfaction of the City Development Services Department and the Sacramento County Environmental Management Department.

MM 5.8.3b

With each improvement plan and/or grading plan application, the Project applicant shall include a detailed assessment of soil contamination associated with previous herbicide/pesticide use on the site.

Soil sampling shall be conducted within the areas of potential herbicide/pesticide contamination. 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.

MM 5.8.3c

Prior to the issuance of demolition permits for existing onsite structures constructed prior to 1979, asbestos material sampling shall be conducted to determine if asbestos containing building 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 Sacramento Metropolitan Air Quality Management District

MM 5.8.3d

Prior to the issuance of demolition permits for existing onsite structures that were constructed prior to 1970, 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. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take precautions in accordance with local, state, and federal regulations to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint.

MM 5.8.3e

Prior to approval of improvement plans and/or a grading permit for development of properties that formerly contained, or currently contain, dairy operations or debris piles, the Project applicant shall retain a qualified environmental consultant to prepare a Phase 2 environmental site assessment (ESA). The Phase 2 ESA shall incorporate soil testing to determine if past dairy operations or the presence of debris piles resulted in soil and/or groundwater contamination. If the Phase 2 ESA determines that the property does not contain soil and/or groundwater contamination, cleanup of the dairy operations and debris piles may proceed in accordance with the requirements of the Sacramento County Environmental Management Department. Hazardous materials and wastes shall be disposed of at appropriate hazardous waste acceptance facilities.

In the event that the Phase 2 ESA determines that past dairy operations and/or debris piles have resulted in soil and/or groundwater contamination, the environmental consultant preparing the Phase 2 ESA shall provide a detailed work plan for clean up and remediation. All remediation work shall be done to the cleanup standards for the particular land use being proposed on the subject property. Remediation shall be completed to the satisfaction of the Sacramento County Environmental Management Department.

MM 5.8.3f

Prior to approval of improvement plans and/or a grading permit for development of properties that contain transformers, the City Planning Department shall consult with SMUD, which owns and operates the transformers, to determine whether onsite transformers are to be abandoned, moved, upgraded, etc. Together, the City Planning Department and SMUD shall develop a plan for dealing with all of the transformers located within the Project area. Future actions associated with the transformers may be implemented as individual development Projects are proposed.

Lent Ranch Marketplace SPA:

MM13

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 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 Control District) and shall include all on-site structures with ACBM.

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.

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.

This condition of approval implements Mitigation Measure #MM4.5-1 and MM4.5- 2(a and b) from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

MM 5.8.2

Prior to approval of improvement plans, grading permits, and or demolition permits for properties in the Planning Area that have not already been evaluated for the potential for the presence of hazardous materials and hazardous conditions, Phase I ESAs shall be prepared by a qualified professional. Each Phase I ESA shall assess the potential for hazards and provide recommendations whether additional investigation (Phase II ESA) should be completed. If determined necessary, a Phase II ESA shall be conducted to determine the lateral and vertical extent of soil, groundwater, and/or soil vapor

contamination, as recommended by the Phase I ESA. The City shall not issue a grading or building permit for a site where contamination has been identified until remediation or effective site management controls appropriate for the site use have been completed consistent with applicable regulations and to the satisfaction of the Sacramento County Environmental Management Department, the California Department of Substances Control, and/or Central Valley Regional Water Quality Control Board, as appropriate. If the Phase I ESA determines there are no recognized environmental conditions, no further action is required. However, the City shall ensure any grading or improvement plan or building permit includes a statement that if hazardous materials contamination is discovered or suspected during construction activities, all work in the vicinity of the contamination shall stop immediately until a qualified professional has evaluated the site and determined an appropriate course of action.

10 HYDROLOGY AND WATER QUALITY

Laguna Ridge Specific Plan:

MM 4.7.1

The project applicant shall submit to the City of Elk Grove proof that a Storm Water Pollution Prevention Plan (SWPPP) has been submitted to the California Regional Water Quality Control Board, Central Valley Region. The SWPPP shall be administered throughout all phases of grading and project 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).

Timing/Implementation: Prior to the approval of subsequent improvement plans and grading plans and noted on plans

Enforcement/Monitoring: City of Elk Grove Public Works, and RWQCB

MM 4.7.2

Prior to the approval of each subsequent tentative subdivision map, the project applicant shall be required to demonstrate that drainage facilities, consistent with the Storm Drainage Master Plan for Laguna Ridge Specific Plan (Wood-Rogers, 2002), will adequately serve the subsequent project, consistent with City standards and off-site flooding impacts would not result, and that such facilities are either available or will be available upon site development. This demonstration may take the form of plans and/or reports, which shall be reviewed and approved by the City consistent with the Specific Plan infrastructure phasing provisions.

Timing/Implementation: Prior to the approval of each subsequent tentative parcel and/or subdivision map

Enforcement/Monitoring: City of Elk Grove Public Works

MM 4.7.3a

Biofilter swales and vegetated strips shall be placed in the bottom of channel areas and be designed to provide biofiltration of pollutants in project runoff. The project engineer shall consult with the City when designing these areas, and the developer shall submit designs of the areas to the City for review and approval prior to approval of the improvement plans. Water quality control features shall be consistent with the City's NPDES permit (NPDES No. CAS082597).

Timing/Implementation: Prior to approval of improvement plans for each water quality facility

Enforcement/Monitoring: City of Elk Grove Public Works, and CVRWQCB

MM 4.7.3b

Subsequent non-residential projects shall be required to locate all storage areas away from any drainage features and provide water quality control measures in storm drainage facilities such as grease and

sediment traps, vegetative filters, and containment structures for hazardous materials. This requirement shall be reflected on site plans and improvement plans. Water quality control features shall be consistent with the City's NPDES permit (NPDES No. CAS082597).

Timing/Implementation: As a condition of approval of subsequent non-residential projects

Enforcement/Monitoring: City of Elk Grove Public Works and Development Services

MM 4.7.3c

All plan area storm drains shall provide a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each storm drain inlet. This may be accomplished with a stamped concrete impression (for curbs) or manufactured colored tiles, which are epoxied in place, adjacent to the inlet (for parking lots and areas without curbs).

Timing/Implementation: Prior to improvement plan approval for drainage facilities

Enforcement/Monitoring: City of Elk Grove Public Works

Southeast Policy Area Strategic Plan:

MM 5.4.9a

Applicants shall retain a qualified wetland consultant to determine if potentially jurisdictional waters are present. If potentially jurisdictional features are identified, the project applicant shall submit a preliminary jurisdictional determination to the USACE for verification. The verified delineation will be submitted to the City for its records.

MM 5.4.9b

Applicants shall ensure there is no net loss of riparian vegetation. Mitigation as required in regulatory permits issued through the CDFW, the USACE, or the RWQCB may be applied to satisfy this measure. Evidence of compliance with this mitigation measure shall be provided to the City prior to construction and grading activities for the proposed Project.

MM 5.4.9c

Project applicants shall ensure that their specific projects would result in no net loss of federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in CWA Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for each proposed project.

MM 5.9.2a

New development applications within the Project area shall be accompanied by site-specific drainage reports consistent with the Southeast Policy Area Drainage Study. The project drainage reports shall be reviewed and approved by the Public Works Department prior to improvement plan approval for new development. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The sites pecific drainage plans shall

ensure that peak flows from developed areas do not exceed pre-development conditions. Temporary or interim improvements may be allowed provided the Public Works Department has determined such temporary or interim improvements do not impede development of the drainage master plan contained in the Southeast Policy Area Drainage Study.

MM 5.9.2b

Grading plans for individual development projects in the Project area shall be designed in such a way to direct all overland flow into proposed on-site detention basins. If this is not feasible, separate stormwater quality treatment facilities shall be constructed and a detailed drainage study shall be completed which demonstrates that the overall flood control and hydromodification goals for the watershed, contained in the City's SDMP, are still met.

Lent Ranch Marketplace SPA:

MM16

The project applicant shall prepare and submit to the City of Elk Grove, a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout all phases of grading and project construction. The SWPPP will 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 straw hay bales, straw bale inlet filters, filter barriers, and silt fences. This condition of approval implements Mitigation Measures #MM4.7-1 from the Lent Ranch Marketplace Final EIR.

MM17

Any 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 these agencies for review and approval prior to approval of the Final Map. The developer shall retain a qualified specialist to assist in designing the features, to maximize their effectiveness in removing pollutants. This condition of approval implements Mitigation Measures #MM4.7-2(b) from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

MM 4.8.1

Prior to the issuance of grading permits, the project applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be administered through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) which describe the site, erosion and sediment controls, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, water quality monitoring and reporting during storm events (which will be responsibility of the project applicant), corrective actions for identified water quality problems and non-storm water management controls. The SWPPP shall address spill prevention and include a countermeasure plan describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The measures included in the SWPPP shall ensure compliance with applicable regional, state and federal water quality standards. These measures shall be consistent with the City's

Drainage Manual and Land Grading and Erosion Control Ordinance which may include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm drainage facilities from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff; and (6) any other suitable measures. The SWPPP shall be submitted to the City for review. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on each construction site.

MM 4.8.2a

The project applicant shall implement BMPs to ensure that long-term water quality is protected. The BMPs shall be designed, constructed and maintained to meet a performance standard established by the City and shall conform to the provisions of the City's NPDES permit. The City or project applicant shall retain a qualified specialist to monitor the effectiveness of the BMPs selected. Monitoring activities, along with funding for monitoring, shall be established and shall include, but not be limited to, initial setup, annual maintenance, and annual monitoring. The project shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The two main categories of these BMPs are "source control" and "treatment control." Source control BMPs are usually the most effective and economical in preventing pollutants from entering storm and non-storm runoff. Source control BMPs relevant to the proposed project that shall be implemented include:

- 1) Public Education/Participation activities. Information shall be provided to new project residents regarding pollution prevention;
- 2) Illegal Dumping controls. The Covenants, Conditions, and Restrictions (C, C, & R's) for the project shall include a prohibition on the dumping of waste products (solid waste/liquid waste and yard trash) into storm drain systems, open space areas, and creeks;
- 3) Stormwater pollution source controls shall be conditioned to 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).
- 4) Street and storm drain maintenance activities. These activities control the movement of pollutants and remove them from pavements through catch basin cleaning, storm drain flushing, street sweeping, and by regularly removing illegally dumped material from storm channels and creeks. (The City of Elk Grove would be responsible for regular storm drain maintenance within the public right of way; grease traps and other stormwater quality control devices on private property shall be maintained by the project.)

MM 4.8.2b

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).

MM 4.8.2c

Non-residential development 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).

MM 4.8.2d

The project applicant shall consult with the City when designing the proposed detention basin. The developer shall submit detention basin designs and proposed plantings for in and around the detention basin for review and approval by the City. Development of the detention basin shall be subject to BMPs identified in mitigation measure MM 4.8.1.

MM 4.8.4

Prior to the approval of improvement plans, the project applicant shall be required to demonstrate that permanent drainage facilities will adequately serve the project, or phase of the project, consistent with City standards. The project applicant shall demonstrate that increases in off-site flooding impacts will not result, and that the planned drainage facilities are either available or will be available upon site development. This demonstration may take the form of final plans and/or reports, which shall be reviewed and approved by the City. Interim storm drainage facilities shall be considered on a case-by-case basis to meet this mitigation measure.

City of Elk Grove General Plan:

MM 5.9.4

Implement mitigation measure MM 5.12.1.1 (Plan for Services).

11 LAND USE AND PLANNING

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

None Required.

12 MINERAL RESOURCES

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

None Required.

13 NOISE

Laguna Ridge Specific Plan:

MM 4.4.1a

Site preparation and construction activities shall be limited to between the hours of 6:00 A.M. to 8:00 P.M., Monday through Friday, and 7:00 A.M. to 8:00 P.M. on Saturday and Sunday (City of Elk Grove Noise Control Ordinance, Section #6.68.090 (e)). Furthermore, construction equipment maintenance shall be limited to the same hours. This requirement shall be included as a note in all project construction plans.

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

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.4.1b

All construction equipment shall be equipped with appropriate mufflers in good working condition. This requirement shall be included as a note in all project construction plans.

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

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.4.1c

Construction staging areas shall be located as far from noise-sensitive uses as is feasible. This requirement shall be included as a note in all project construction plans.

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

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.4.1d

Stationary construction equipment shall be located as far from noise sensitive uses as feasible, and temporary or portable acoustic barriers shall be installed around the equipment/work area when within 100 feet or less of residential properties or other sensitive uses. This requirement shall be included as a note in all project construction plans.

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

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.4.1e

Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted on a sign no larger than 4 foot by 8 foot at all construction entrances to allow for surrounding and onsite property owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: During all grading and construction phases of the project.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.4.2

Prior to the commencement of pile driver operations in proximity to residential areas, an assessment of vibrations induced by pile driving at the site shall be completed. During indicator pile driving, vibrations should be measured at regular intervals to determine the levels of vibration at various distances from pile driving equipment. The indicator piles shall be driven at locations at least 400 feet from any existing residents. After monitoring, methods of reducing the peak ground velocities to less than 0.4 inches/second shall be determined and implemented during production pile driving. Methods to reduce vibrations, if needed, could include cut-off trenches, and the use of smaller hammers. The vibration reduction techniques to be used should be described in a note attached to the construction plans for the project to be reviewed and approved by the appropriate City regulatory agency prior to issuance of building permits. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: Prior to any pile driving activities.
Enforcement/Monitoring: City of Elk Grove Development Services.

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.

Timing/Implementation: Prior to approval of residential tentative subdivision maps.
Enforcement/Monitoring: 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.

Timing/Implementation: Prior to approval of permits and/or plans for non-residential uses and adjacent to existing or planned residential uses.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.4.4

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.

Timing/Implementation: Prior to each final subdivision map approval.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.4.5

Prior to development of any noise-sensitive uses (as defined by the City of Elk Grove Noise Element) along Elk Grove Boulevard, Big Horn Road and Poppy Ridge Road, the project applicant shall identify specific noise mitigation measures for areas that would be located within the 60 dB Ldn traffic noise contours shown in **Table 4.4-12** of the Draft EIR that would attenuate noise levels in compliance with City noise standards for traffic noise as shown in **Table 4.4-9** of the Draft EIR. Potential design features for noise attenuation are listed below.

- A) Setbacks (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) b. Barriers (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) Site design (i.e., building location) to reduce noise levels.
- D) Building design (i.e., location of noise-sensitive uses within a building) to reduce the impact of noises on inhabitants.
- E) Building façades (i.e., utilizing all features of the building façade including the closed windows) to reduce noise.
- F) Vegetation (i.e., trees and other vegetation) 100 feet of dense foliage can achieve a 5 dB attenuation of traffic noise.
- G) Noise-reducing paving materials (i.e., rubberized asphalt) reduce traffic noise by approximately 4 dB.

Timing/Implementation: Prior to approval of tentative subdivision maps and development projects along Elk Grove Boulevard, Big Horn Road and Poppy Ridge Road.

Enforcement/Monitoring: City of Elk Grove Development Services.

Southeast Policy Area Strategic Plan:

MM 5.10.1

The following mitigation measures shall be implemented and specified on all project implementation plans:

- a. Construction activities (excluding emergency work and activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Construction activities shall be prohibited on Sundays and federal holidays.

- b. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and shrouds, in accordance with manufacturers' recommendations.
- c. Construction equipment staging areas shall be centrally located on the Project site or located at the farthest distance possible from nearby residential land uses.
- d. All motorized construction equipment and vehicles shall be turned off when not in use.
- e. To the extent practical, alternative construction processes that generate lower noise levels should be selected. Examples include the use of drilled piles as opposed to impact piles, and the use of electrified equipment as opposed to combustion engines.

MM 5.10.3

The City shall require acoustical assessments to be prepared as part of the environmental review process for future land use development projects. The acoustical assessments shall evaluate potential environmental noise impacts attributable to the proposed Project, as well as the compatibility of proposed land uses in comparison to applicable City noise standards. Where the acoustical analysis determines that noise levels would exceed applicable City noise standards, noise reduction measures shall be identified and included in the Project. Such measures may include, but are not limited to, the incorporation of setbacks, sound barriers, berms, hourly limitations, or equipment enclosures. The emphasis of such measures shall be placed on site planning and Project design. The acoustical analysis shall be prepared in accordance with City requirements, as noted in the City's General Plan, Table NO-B, Requirements for Acoustical Analysis.

MM 5.10.4

A vibration impact assessment shall be prepared for construction projects that would involve the use of major vibration-generating equipment (e.g., pile drivers, vibratory rollers) that could generate groundborne vibration levels in excess of 0.2 in/sec ppv at nearby structures (refer to **Table 5.10-12** for distances to the projected 0.2 in/sec ppv contours). Measures to reduce ground vibration levels shall be identified for potentially significant impacts. Such measures may include, but are not limited to, changes in site design and/or use of alternative construction techniques (e.g., sonic or drilled piles). A vibration impact assessment shall be prepared for the development of on-site transit facilities, as well as planned land uses that could be exposed to high levels of transit-generated ground vibration levels (refer to **Table 5.10-13** for distances to potentially significant transit-related vibration contours). Vibration-reduction measures shall be identified for groundborne vibration levels in excess of 0.2 in/sec ppv at nearby structures. Such measures may include, but are not limited to, incorporation of building setbacks, and improvements to LRT track, including the use of track ballast mats, high-resilience fasteners, welded track, and/or a floating slab trackbed.

Lent Ranch Marketplace SPA:

MM7

All construction activity within the Lent Ranch SPA area shall comply with the following requirements:

- (a) Site preparation and construction activities shall be limited to between the hours of 6 A.M. to 8 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). Furthermore, construction equipment maintenance shall be limited to the same hours.

(b) All construction equipment shall be equipped with appropriate mufflers in good working condition.

(c) Construction staging areas shall be located as far from noise-sensitive uses as is feasible.

(d) 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.

(e) 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 on-site 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.

(f) If construction noise results in noise levels that exceed the 65 dB (A) Ldn/CNEL to onsite or adjacent residential land uses, the project applicant shall relocate the occupants on a temporary basis.

(g) If construction vibration results in peak ground velocities of more than 0.1 inches/second to onsite or adjacent residential land uses, the project applicant shall relocate the occupants on a temporary basis.

(h) Prior to the commencement of pile driver operation in proximity to residential areas, an assessment of vibrations induced by pile driving at the site shall be evaluated. 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 location 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 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 condition of approval implements Mitigation Measure #MM4.1(a-f) and #MM4.4-4(a and b) from the Lent Ranch Marketplace Final EIR.

MM8

The project developer shall implement noise attenuation measures, as necessary to reduce exterior and interior noise levels below the thresholds shown in the General Plan Noise Element. Based on the Land Use Compatibility Guidelines in the Noise Element (as well as Policy NO-1), the exterior thresholds are 60 dB(A) Ldn/CNEL for residential uses and 65 dB(A) for commercial uses. Based on Policy NO-7, the interior threshold is 45 dB(A) Ldn/CNEL for residential uses. Based on Table II-3 of the Noise Element, the acceptable interior noise levels in conference rooms and small offices are 40 to 45 dB(A), in large offices, banks and stores, 45 to 50 dB(A), and in restaurants, 45 to 55 dB(A). The measures required shall be identified during the planning and design of individual projects within the project site, on the basis of a detailed acoustical analysis. The analysis shall consider traffic generated by the proposed project and

anticipated cumulative development, based on the Sacramento County Traffic Model. This condition of approval implements Mitigation Measure #MM4.4-5(a) from the Lent Ranch Marketplace Final EIR.

MM9

A noise barrier of sufficient size to break the line of sight between exterior usable areas within the multi-family residential uses and traffic noise sources along SR99/West Stockton Boulevard and parking lot noise shall be developed along the District F boundary. The noise wall will be designed in accordance with design guidelines, as adopted in the District Development Plan for District F (MultiFamily). This condition of approval implements Mitigation Measure #MM4.4-5(b) from the Lent Ranch Marketplace Final EIR.

MM10

Where sweepers are operated within 75 feet of residential uses, sweeper operations shall be restricted to the hours of 7:00 A.M. to 10:00 P.M. This condition of approval implements Mitigation Measure #MM4.4-7 from the Lent Ranch Marketplace Final EIR.

MM11

Loading docks constructed on the project site shall be designed to have either a depressed (i.e., below grade) loading dock area; an internal bay; or wall to break the line of sight between residential land uses and loading operations. Acoustical analysis shall be performed to demonstrate that the loading docks do not result in noise levels that exceed City standards at nearby residential property lines. These components shall be incorporated into the plans to be submitted by the applicant to the City of Elk Grove for review and approval prior to the issuance of building permits. This condition of approval implements Mitigation Measure #MM4.4-8 from the Lent Ranch Marketplace Final EIR.

MM12

The applicant shall minimize noise impacts from electrical and mechanical equipment, such as ventilation and air conditioning units, by locating equipment away from receptor areas, proper selection and sizing of equipment, installation of equipment with proper acoustical shielding and incorporating the use of parapets into building design. This condition of approval implements Mitigation Measure #MM4.4-9 from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

MM 4.6.1a

Site preparation and construction activities shall be limited to between the hours of 7:00 A.M. to 7:00 P.M. whenever such activity is adjacent to residential uses (Elk Grove General Plan Policy NO-3-Action 1). Construction equipment maintenance shall be limited to the same hours.

MM 4.6.1b

The project applicant shall prepare construction specifications that require the contractor to perform the following tasks:

- Equip all construction equipment with appropriate mufflers in good working condition.

- Locate stationary construction equipment and construction staging areas as far from noise sensitive uses as feasible.
- Install temporary or portable acoustic barriers around the equipment and staging area when within 100 feet or less of residential properties or other sensitive uses.

MM 4.6.1c

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.

MM 4.6.1d

Prior to the commencement of any pile driver operation 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 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.

MM 4.6.2a

A six-foot high solid wall shall be constructed between any park uses located adjacent to residential uses. The location of these walls shall be shown on improvement plans.

MM 4.6.2b

A six-foot high solid wall shall be constructed between multi-family uses and any adjacent single-family uses. The location of these walls shall be shown on improvement plans.

MM 4.6.2c

An eight-foot high solid wall shall be constructed between commercial uses and any adjacent residential uses. The location of these walls shall be shown on improvement plans.

MM 4.6.4

The project applicant shall construct an eight (8) foot high wall of solid masonry material to provide a noise buffer between the residential and adjacent agricultural uses. The wall shall be constructed where residential uses border adjacent agricultural land uses to the west and north.

In lieu of constructing the solid masonry wall, the project developer may provide a 100-foot buffer between the residential and agricultural land use areas. Roadways between the residential uses and

agricultural areas are considered part of the 100-foot buffer. Phasing the project and developing the residential areas 100 feet or more from the agricultural uses would provide this buffer. The solid masonry wall or buffer would not be required at the time that the adjacent property is no longer zoned for agricultural use.

MM 4.6.5

To mitigate exposure to noise from surrounding roadways and internal uses, the project applicant shall construct a 6-foot high solid masonry wall along B Drive, a 7-foot high solid masonry wall along Lotz Parkway and an 8-foot high solid masonry wall along Kammerer Road. The location of these walls shall be shown on improvement plans.

City of Elk Grove General Plan:

No additional mitigation required beyond compliance with existing standards and proposed General Plan policies.

14 POPULATION AND HOUSING

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

None Required.

15 Public Services and Recreation

Laguna Ridge Specific Plan:

MM 4.6.1.1a

Prior to each tentative subdivision and/or parcel map approval, the project applicant shall submit to the City, information documenting adequate availability of water supplies and associated infrastructure facilities for the proposed development consistent with facilities and phasing set forth in the Laguna Ridge Specific Plan water study (Wood-Rogers, 2000). Subsequent 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.

Timing/Implementation: Prior to tentative subdivision and/or parcel map approval

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

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.

Timing/Implementation: Prior to issuance of each building permit

Enforcement/Monitoring: City of Elk Grove Development Services

MM 4.6.2.1

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 (WoodRodgers, 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.

Timing/Implementation: Prior to the approval of each tentative subdivision or parcel map

Enforcement/Monitoring: City of Elk Grove Development Service, Sacramento Regional County Sanitation District and County Sanitation District

MM 4.6.2.2

Prior to approval of each tentative subdivision or parcel map that would utilize the interim sewer facilities, the project applicant shall be required to demonstrate that there is adequate sewer capacity to support the proposed project. This will include confirmation from Sacramento Regional County Sanitation District and County Sanitation District-1 on the availability of sewer capacity.

Timing/Implementation: Prior to approval of each tentative subdivision and parcel map

Enforcement/Monitoring: City of Elk Grove Development Services, Sacramento Regional County Sanitation District, and County Sanitation District-1

MM 4.6.1.1

As a condition of subsequent development entitlements, uses constructed in the Plan area shall meet the minimum necessary fire flow and other standard fire protection and life safety requirements identified in the Uniform Fire Code, 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.

Timing/Implementation: During construction activities and prior to improvement plan approval
Enforcement/Monitoring: EGCSDFD and City of Elk Grove Development Services

MM 4.6.4.2a

The project applicant shall provide a permanent fire station within the plan area and sufficient funds to purchase associated facilities including an aerial truck, and urban interface engine. These improvements and facilities, included in the Laguna South Public Facilities Fee Program, shall be provided to the satisfaction of the Elk Grove Community Services District Fire Department (EGCSDFD).

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.

Timing/Implementation: Prior to approval of the Project Financing Program and/or Plan
Enforcement/Monitoring: EGCSDFD and City of Elk Grove Development Services

MM 4.6.4.2b

All signalized intersections installed by the project developer shall be equipped with traffic pre-emption devices at the time of installation.

Timing/Implementation: Prior to improvement plan approval
Enforcement/Monitoring: EGCSDFD and City of Elk Grove Development Services

MM 4.6.4.2c

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

Timing/Implementation: Prior to improvement plan approval
Enforcement/Monitoring: EGCS D and City of Elk Grove Development Services & Sacramento County Water Agency (SCWA)

MM 4.6.4.2d

All dead-end streets in excess of 150 feet in the Laguna Ridge Specific Plan area shall have emergency vehicle turn-arounds approved by the Elk Grove Community Services District Fire Department.

Timing/Implementation: Prior to improvement plan approval
Enforcement/Monitoring: EGCS D and City of Elk Grove Development Services

MM 4.6.4.2e

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

Timing/Implementation: Prior to improvement plan approval
Enforcement/Monitoring: EGCS D, Sacramento County Water Agency and City of Elk Grove Development Services

MM 4.6.4.2f

Within the Specific Plan Area, the following requirements will be met:

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.

Timing/Implementation: Prior to improvement plan approval
Enforcement/Monitoring: EGCS D and City of Elk Grove Development Services

MM 4.6.5.1

The project's general financing program and/or plan shall demonstrate that there are sufficient sources of funding to provide adequate law enforcement facilities and equipment for new officers required to maintain the one officer per 1,000 residents ratio with the addition of the project.

Timing/Implementation: Prior to approval of the Project Financing Program and/or Plan
Enforcement/Monitoring: Elk Grove Police Department and City of Elk Grove Development Services

MM 4.6.7.1

The project applicant shall meet the parkland requirement to provide for 5.0 acres of parkland per 1,000 people through parkland dedications within the LRSP area and/or the payment of in-lieu fees.

Timing/Implementation: Prior to tentative map approval, and fees collected at building permit
Enforcement/Monitoring: City of Elk Grove Development Services, Elk Grove Community Services District

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

MM14

Uses constructed on the project site shall meet the minimum necessary fire flow and other standard fire protection and life safety requirements identified in the Uniform Fire Code. 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. This condition of approval implements Mitigation Measures #MM4.6.4-1 from the Lent Ranch Marketplace Final EIR.

MM15

Prior to issuance of building permits, the applicant and the EGCSO shall reach an agreement on funding to provide adequate staff to conduct site plan review and construction inspection services for the project. The agreement shall specify funding levels and timing of payment. This condition of approval implements Mitigation Measures #MM4.6.4-2 from the Lent Ranch Marketplace Final EIR.

Sterling Meadows Tentative Subdivision Map:

MM 4.12.1.1

As a condition of development entitlements, all development on the project site 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.

MM 4.12.1.2a

Prior to approval of improvement plans, the project applicant shall demonstrate that all required water mains, fire hydrants, and fire flow requirements necessary to serve the project are provided prior to the existence or storage of any combustible construction material on the project site, and that the installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, meets the standards of the EGCSO Fire Department and the water purveyor.

MM 4.12.1.2b

Prior to approval of improvement plans, the water supply system plans for the subdivisions shall be reviewed by the City to ensure adequate fire flows for the project as specified by the EGCSO Fire Department.

MM 4.12.1.4a

The project developer shall contribute their fair share for improvements and facilities, included in the Laguna South PFFP. The project's fair share of funding for fire services and facilities shall be provided to the satisfaction of the EGCSO Fire Department.

Fair-share funding for fire facilities and services improvements shall be determined concurrent with modification of the Laguna South PFFP. The PFFP will be updated to include the neighboring Laguna Ridge Specific Plan Area 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 EGCSO Fire Department. Establishment of the fire facilities and services improvements financing plans and/or programs shall occur prior to recordation of the Final Map. Construction activities may occur prior to approval of the project's financing plans and/or programs only if the project applicant constructs the EGCSO Fire Department's required improvements and purchases associated facilities concurrent with the development of their specific project.

MM 4.12.1.4b

All signalized intersections installed by the project developer shall be equipped with traffic pre-emption devices at the time of installation.

MM 4.12.2.2

Prior to recordation of the Final Map and improvement plans for the site, the project developer shall either lengthen I Drive between A Drive and J Drive; or extend L Way through to A Drive. The revised plans shall be submitted to the City for review and approval.

MM 4.12.2a

SCWA shall review and approve the water system alternative to be implemented and the two well sites prior to improvement plan or final map approval by the City of Elk Grove.

MM 4.12.2b

Project proponents, future successors or interests shall reserve a minimum 2 Acre net water treatment plant and on site well located on lot numbers 779, 780, 814, 815, 816, 817, 818, & 819 and necessary easements to the satisfaction of the SCWA. Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results

from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternative site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to Final Map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to Final Map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.

MM 4.12.2c

Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site located at lot numbers 843 & 844 and a minimum 100ft x 100ft water well site located at lot numbers 865 & 866 and necessary easements to the satisfaction of the SCWA. Acceptance and approval of the site shall be subject to meeting DHS setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to Final Map approval, the project proponent shall grant right-of-way entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.

MM 4.12.2d

Require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.

MM 4.12.2e

Require efficient cooling systems, recirculation pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.

MM 4.12.7.2

Prior to approval of grading or improvement plans, the applicant shall resubmit plans, which incorporate a trail system consistent with Elk Grove General Plan policies and to the satisfaction of the City of Elk Grove.

MM 4.12.8.1

No building permits shall be issued for more than 100 single family homes or any mixture of uses demanding 500 KW or more, as determined by SMUD, until the Lent Ranch Substation has been constructed, or other system improvements are made, as determined by SMUD, to accommodate the proposed project.

City of Elk Grove General Plan:

No additional mitigation required beyond compliance with existing regulations and proposed General Plan policies.

16 TRANSPORTATION

Laguna Ridge Specific Plan:

MM 4.2.1a

Elk Grove Boulevard shall be widened between Bruceville Road and Auto Center Drive to three lanes in each direction. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.1b

Elk Grove Boulevard between East Stockton Boulevard and Elk Grove-Florin Road shall be widened from two to three lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right -of-way into the future City's Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.1c

Grant Line Road between SR 99 and Waterman Road shall be widened from one to two lanes in each direction.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.1d

Poppy Ridge Road between Bruceville Road and West Stockton Boulevard shall be reconstructed to provide 12-foot travel lanes and minimum 6-foot paved shoulder.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee

program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.1e

West Stockton Boulevard between Kammerer Road and Poppy Ridge Road shall be reconstructed to provide 12-foot travel lanes and minimum 6-foot paved shoulder.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.1f

West Stockton Boulevard between Poppy Ridge Road and the Auto Mall Access to provide 12-foot travel lanes and minimum 6-foot paved shoulder.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2a

The following lane configurations shall be provided at the Elk Grove Boulevard/Bruceville Road intersection.

- One shared through/right-turn lane, one through lane, and one left-turn lane on the northbound approach.
- One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach.
- One right-turn lane, two through lanes, and one left-turn lane on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2b

The following lane configurations shall be provided at the Elk Grove Boulevard/Big Horn Boulevard intersection.

- One right-turn lane, two through lanes, and one left-turn lane on the northbound approach.
- One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach.
- One shared through/right-turn lane, two through lanes, and two left-turn lanes on the eastbound approach.
- One shared through/right-turn lane, two through lanes, and two left-turn lanes on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2c

The following lane configurations shall be provided at the Elk Grove Boulevard/West Laguna Springs Drive intersection.

- Two right-turn lanes, two through lanes, and one left-turn lane on the northbound approach.
- One right-turn lane, one through lanes, and two left-turn lanes on the southbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the eastbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach.
- Right-turn overlap phasing for the northbound right-turn lane at the Elk Grove Boulevard/West Laguna Springs Drive intersection.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2d

Right-turn overlap phasing for the northbound right-turn movement shall be provided at the Elk Grove Boulevard/Auto Center Drive intersection. This improvement would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2e

The following lane configurations shall be provided at the Elk Grove Boulevard/SR 99 Southbound Ramps intersection.

- Two right-turn lanes, a shared through/left-turn lane, and an exclusive left-turn lane on the southbound approach.
- One right-turn lane and three through lanes on the eastbound approach.
- Three through lanes on the westbound approach.
- In addition, construct a loop on-ramp in the northwest quadrant of the interchange to replace the westbound left-turn movement.

These improvements will require coordination and approval of Caltrans as well as incorporation into the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right -of-way into the City's future Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2f

Install traffic signal and provide the following lane configurations at the Elk Grove Boulevard/Waterman Road intersection.

- A shared through/right-turn lane and an exclusive left-turn lane on all approaches.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee

program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2g

Install a traffic signal and provide the following lane configurations at the Poppy Ridge Road/Bruceville Road intersection.

- A shared through/right-turn lane and an exclusive left-turn lane on the northbound, southbound, and eastbound approaches.
- One right-turn lane, one through lane, and one left-turn lane on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2h

The applicant shall participate in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program 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.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2i

Right-turn overlap phasing for the southbound right-turn movement shall be provided at the Laguna Boulevard/Franklin Boulevard intersection.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2j

Right-turn overlap phasing shall be provided for the northbound right-turn movement at the intersection of Laguna Boulevard with Big Horn Boulevard. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.2k

The following lane configurations shall be provided at the Elk Grove Boulevard/Elk Grove-Florin Road intersection.

- A shared through/right-turn lane, one through lane, and two left-turn lanes on the northbound approach.
- In addition, provide protected left-turn phasing on the northbound and southbound approaches.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations. If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay their fair-share of the estimated cost of the improvement and cost of the right -of-way into the City's future Traffic Impact Fund.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.3a

The section of Laguna Boulevard between Bruceville Road and SR 99 shall be widened from three to four lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.3b

The section of Elk Grove Boulevard between Bruceville Road and Auto Center Drive shall be widened from three to four lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.3c

Widen the section of Elk Grove Boulevard between East Stockton Boulevard and Elk Grove-Florin Road from two to three lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.3d

Bruceville Road between Elk Grove Boulevard and Laguna Boulevard shall be widened from two to three lanes in each direction.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.3e

Laguna Boulevard between Franklin Boulevard and Bruceville Road shall be widened from three to four lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code

Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.3f

Widen the section of Bruceville Road between Laguna Boulevard and Big Horn Boulevard from two to three lanes in each direction.

If the additional right-of-way necessary for the improvement cannot be obtained, the project applicant shall pay its fair share as identified in the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program, as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

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.

Timing/Implementation: As part of the final approval of the Specific Plan.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5a

Right-turn overlap phasing for the southbound right-turn movement at the Laguna Boulevard/Franklin Boulevard intersection.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5b

The following lane configurations shall be provided at the Elk Grove Boulevard/Big Horn Boulevard intersection.

- One right-turn lane, two through lanes, and two left-turn lanes on the northbound approach.
- One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the eastbound approach.
One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach.

- Right-turn overlap phasing on all approaches to the intersection, which would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5c

The following lane configurations shall be provided at the Elk Grove Boulevard/West Laguna Springs Drive intersection.

- One right-turn lane, two through lanes, and one left-turn lane on the southbound approach.
- Two right-turn lanes, two through lanes and one left-turn lane on the northbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach.
- One right-turn lane, three through lanes, and one left-turn lane on the eastbound approach.
- Protected left-turn phasing for the north and southbound left-turn movements.
- Provide right-turn overlap phasing on the northbound and southbound approaches, which would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations and consistent with the Specific Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5d

The following lane configurations shall be provided at the Elk Grove Boulevard/Auto Center Drive intersection.

- Two right-turn lanes, one through lane, and one left-turn lane on the northbound approach.
- Provide protected left-turn phasing on the northbound and southbound approaches.
- Provide right-turn overlap phasing on the northbound approach. Right-turn overlap phasing would require modification of the existing signal equipment and signal phasing.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee

program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5e

The following lane configurations shall be provided at the Elk Grove Boulevard/SR 99 Southbound Ramps intersection.

- One right-turn lane and three through lanes on the eastbound approach.
- Three through lanes on the westbound approach.
- Construct a loop on-ramp in the northwest quadrant of the interchange to replace the westbound left-turn movement.

This improvement will require coordination and approval from Caltrans. Fairshare 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.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5f

The following lane configurations shall be provided at the Elk Grove Boulevard/East Stockton Boulevard intersection.

- One right-turn lane, one through lane, and one left-turn lanes on the southbound approach.
- A shared through/right-turn lane and two left-turn lanes on the northbound approach.
- Provide protected left-turn phasing on the northbound and southbound approaches.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5g

The following lane configurations shall be provided at the Elk Grove Boulevard/Bruceville Road intersection.

- One right-turn lane on the westbound approach.

Fair-share funding for the above roadway improvement shall be determined by the modification of the 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.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5h

The following lane configurations shall be provided at the Elk Grove Boulevard/Elk Grove-Florin Road intersection.

- A shared through/right-turn lane, one through lane, and one left-turn lane on the northbound approach.
- In addition, provide protected left-turn phasing on the northbound and southbound approaches.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5i

A traffic signal shall be installed and the following lane configurations shall be provided at the Elk Grove-Florin Road/East Stockton Boulevard intersection.

- One through lane and one left-turn lane on the southbound approach.
- One right-turn lane and two left-turn lanes on the westbound approach.
- One right-turn lane and one through lane on the northbound approach.
- This improvement would require 3-phase signal operation.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5j

Install a traffic signal and coordinate it with the Hood-Franklin Road/I-5 Northbound Ramps intersection.

This improvement will require coordination and approval from Caltrans and Sacramento County. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services, Sacramento County and Caltrans.

MM 4.2.5k

Install a traffic signal and coordinate it with the Hood-Franklin Road/I-5 Southbound Ramps intersection.

This improvement will require coordination and approval from Caltrans and Sacramento County. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services, Sacramento County and Caltrans.

MM 4.2.5l

Right-turn overlap phasing shall be provided for the southbound right-turn movement at the intersection of Grant Line Road and Waterman Road.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5m

Right-turn overlap phasing shall be provided for the northbound right-turn movement at the intersection of Laguna Boulevard with West Laguna Springs Drive.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5n

Right-turn overlap phasing shall be provided for the southbound right-turn movement at the intersection of Elk Grove and Franklin Boulevards.

Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.5o

Right-turn overlap phasing shall be provided for the southbound right-turn movement at the Grant Line Road/Bradshaw Road intersection. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities. Project and/or public facility financing plans and/or programs shall establish the timing of this improvement to ensure it is in place prior to LOS E operations.

Timing/Implementation: Prior to approval of subsequent development projects.

Enforcement/Monitoring: City of Elk Grove Development Services.

MM 4.2.6a

The project shall contribute to the following improvement to I-5:

- Construction of one lane northbound between Hood Franklin Road and Elk Grove Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.6b

The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound between Hood Franklin Road and Elk Grove Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program

(Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.6c

The project shall contribute to the following improvement to I-5:

- Construction of one lane northbound between Laguna Boulevard and Pocket Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.6d

The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound between Laguna Boulevard and Pocket Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.6e

The project shall contribute to the following improvement to I-5:

- Construction one lane northbound (approximately 0.25 miles) south of Hood Franklin Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.6f

The project shall contribute to the following improvement to I-5:

- Construction one lane southbound (approximately 0.25 miles) south of Hood Franklin Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.6g

The project shall contribute to the following improvement to I-5:

- Construction of one lane northbound between Elk Grove Boulevard and Laguna Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.6h

The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound between Elk Grove Boulevard and Laguna Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.

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

MM 4.2.7a

The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound between Hood Franklin Road and Elk Grove Boulevard.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans.

MM 4.2.7b

The project shall contribute to the following improvement to I-5:

- Construction of one lane southbound from the southbound off-ramp at Hood Franklin Road approximately 0.25 miles south of Hood Franklin Road.

This improvement will require coordination and approval from Caltrans. Fair-share funding for the above roadway improvement shall be determined by the modification of the Interim Roadway Fee Program (Elk Grove Municipal Code Chapter 16.89) or its successor roadway fee program. The project applicant shall pay its fair share as well as any established City of Elk Grove development impact fees for roadway facilities.

Timing/Implementation: Prior to approval of subsequent development projects.
Enforcement/Monitoring: City of Elk Grove Development Services and Caltrans.

MM 4.2.8

Prior to the approval of tentative subdivision, parcel maps and subsequent development associated with land areas along Big Horn Blvd and Bruceville Road right-of-way for future light rail stations and lines at locations along either Big Horn Boulevard or Bruceville Road shall be dedicated based on consultation with the City of Elk Grove and Sacramento Regional Transit.

Timing/Implementation: Prior to approval of tentative subdivision parcel maps and subsequent development.

Enforcement/Monitoring: City of Elk Grove Development Services and Sacramento Regional Transit.

Southeast Policy Area Strategic Plan:

MM 5.13.1a

The City shall establish an analysis and tracking mechanism to determine when the roadway improvements identified in this EIR are triggered.

MM 5.13.1b

The City shall require that the following roadway improvements are completed either (1) as the need for the improvement is triggered by subsequent development projects or (2) as City CIP projects funded on a fair share basis by subsequent development projects.

- A) Optimize and coordinate traffic signal timings along Elk Grove Boulevard and at the following intersections as described in the improvement section below:

- Elk Grove Boulevard/Laguna Springs Drive (Improvement 1)
- Elk Grove Boulevard/SR 99 Southbound Ramps (Improvement 1)
- Whitelock Parkway/West Stockton Boulevard (Improvement 2)
- Bruceville Road/Bilby Road (Improvement 3)
- Bilby Road/Franklin Boulevard (Improvement 4)
- Willard Parkway/Bilby Road (North) (Improvement 5)
- Kammerer Road/Bruceville Road (Improvement 6)

B) Construct improvements to the Bruceville Road/Bilby Road intersection to accommodate the typical City of Elk Grove expanded intersection for a four-lane arterial.

C) Install a traffic signal at the intersection of Bilby Road and Franklin Boulevard. Widen the northbound and southbound approaches to the intersection to provide the following lane configuration:

- A shared left-turn/through lane and a separate right-turn lane on the northbound approach
- A separate left-turn lane and shared through/right-turn lane on the southbound approach
- A shared left/through/right-turn lane on the eastbound and westbound approach.

OR

Implement the planned Kammerer Road widening and extension project.

D) Install a traffic signal and provide the following lane configurations at the Kammerer Road/Bruceville Road intersection:

- A shared through/right-turn lane on the northbound approach
- A shared left/through lane on the southbound approach
- A shared left/right-turn lane on westbound approach.

MM 5.13.5a

The City shall require that the following roadway improvements are completed either (1) as the need for the improvement is triggered by subsequent development projects or (2) as City CIP projects funded on a fair share basis by subsequent development projects.

A) SR 99/Elk Grove Boulevard interchange Northbound Loop OnRamp, as previously described.

B) SR 99/Whitelock Parkway interchange, as previously described.

C) Install a traffic signal at the Hood Franklin Road/Franklin Boulevard intersection and widen the southbound and eastbound approaches to the intersection to provide the following lane configuration:

- Separate left- and right-turn lanes on the northbound approach
- Separate through and right-turn lanes on the southbound approach
- Separate left- and right-turn lanes on the eastbound approach

D) Widen the Grant Line Road/East Stockton Boulevard intersection to provide the following improvements:

- Widen westbound Grant Line Road to provide four through lanes through the intersection that would transition to the SR 99 northbound slip on-ramp.
- Widen northbound Survey Road to provide two left-turn lanes and a shared through/right-turn lane.
- Restripe the southbound East Stockton Boulevard approach to provide a separate left-turn lane, a shared through/right-turn lane, and a separate right-turn lane.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

MM 4.5.2

Prior to approval of improvement plans for the Sterling Meadows project, the ultimate improvements to the Grant Line Road/SR 99 Interchange Reconstruction Project shall be constructed and operational.

MM 4.5.3

Prior to approval of improvement plans for the project, or for each phase of the project if it develops in phases, the project applicant shall submit an evaluation of the need for traffic signals at intersections within the project site to the City of Elk Grove Development Services for review and approval. The project applicant shall construct traffic signals at all intersections within or immediately adjacent the project site, such as the intersection of Lotz Parkway with Kammerer Road, where signalization is warranted and deemed necessary by the City

MM 4.5.4

Prior to approval of the tentative map, the project applicant shall dedicate rights-of-way and station sites for the desired light rail route through to the proposed project in consultation with the City of Elk Grove Development Services Department, Transportation Division and Sacramento .Regional Transit

MM 4.5.6a

The project applicant shall pay their fair-share for the following lane configuration improvements at the Elk Grove Boulevard/Big Horn Boulevard intersection.

- One right-turn lane, two through lanes, and two left-turn lanes on the northbound approach.
- One right-turn lane, two through lanes, and two left-turn lanes on the southbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the eastbound approach.
- One right-turn lane, three through lanes, and two left-turn lanes on the westbound approach.
- Right-turn overlap phasing on all approaches to the intersection, which would require modification of the existing signal equipment and signal phasing.

MM 4.5.6b

The project applicant shall pay their fair-share for the following lane configuration improvements at the Elk Grove Boulevard/Bruceville Road intersection

- One right-turn lane on the westbound approach.

MM 4.5.6c

The project applicant shall pay their fair-share for the installation of a traffic signal and coordination of it with the Hood-Franklin Road/I-5 Northbound Ramps intersection.

MM 4.5.6d

The project applicant shall pay their fair-share for installation of a traffic signal and coordination of it with the Hood-Franklin Road/I-5 Southbound Ramps intersection.

City of Elk Grove General Plan:

No additional feasible mitigation available beyond compliance with proposed General Plan policies.

17 TRIBAL CULTURAL RESOURCES

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

None Required.

18 UTILITIES AND SERVICE SYSTEMS

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

See Section 15, Public Services.

City of Elk Grove General Plan:

MM 5.12.1.1

Prior to LAFCo approval of annexation of any portion of the Planning Area into the City of Elk Grove for which the SCWA would be the retail provider for water service, the City must prepare the Plan for Services to allow LAFCo to determine that: (1) the requirement for timely water availability, as required by law, is met; (2) its water purveyor is a signatory to the Water Forum Successor Effort and that groundwater will be provided in a manner that ensures no overdraft will occur, (3) the amount of water provided will be consistent with the geographical extent of the annexation territory; and (4) existing water customers will not be adversely affected. The Plan for Services shall be sufficient for LAFCo to determine timely water availability to the affected territory pursuant to Government Code Section 56668, subdivision (l), or its successor.

The Plan for Services shall demonstrate that the SCWA water supplies are adequate to serve the amount of development identified in the annexation territory, in addition to existing and planned development under normal, single-dry, and multiple-dry years. The Plan for Services shall depict the locations and approximate sizes of all on-site water system facilities to accommodate the amount of development identified for the specific annexation territory; demonstrate that the SCWA has annexed the territory into its service area; and demonstrate that adequate SCWA off-site water facilities are available to accommodate the development identified in the annexation territory, or that fair-share funding will be provided for the construction of new or expanded treatment and/conveyance facilities and/or improvement of existing off-site water system facilities with no adverse fiscal impacts on existing ratepayers.

19 WILDFIRE

Laguna Ridge Specific Plan:

None Required.

Southeast Policy Area Strategic Plan:

None Required.

Lent Ranch Marketplace SPA:

None Required.

Sterling Meadows Tentative Subdivision Map:

None Required.

City of Elk Grove General Plan:

None Required.

