

This section provides an overview of the Project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate section (Section 5.1 through 5.13) of Section 5.0, Introduction to the Environmental Analysis and Assumptions Used.

### **ES.1 PURPOSE AND SCOPE OF THE EIR**

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) when there is substantial evidence that a project could have a significant effect on the environment. The purpose of an EIR is to provide decision-makers, public agencies, and the general public with an objective and informational document that fully discloses the potential environmental effects of the proposed Project. The term "proposed Project," as used in this Draft EIR, refers to the development of the Southeast Policy Area Strategic Plan Project. The EIR process is specifically designed to describe the objective evaluation of potentially significant direct, indirect, and cumulative impacts of the proposed Project, to identify alternatives that reduce or eliminate the Project's significant effects, and to identify feasible measures that mitigate significant effects of the Project. In addition, CEQA requires that an EIR identify those adverse impacts determined to remain significant after mitigation. This Draft EIR provides an analysis of the potential environmental effects associated with the implementation of the Southeast Policy Area Strategic Plan Project, located in the City of Elk Grove.

This EIR has been prepared as a program EIR pursuant to CEQA Guidelines Section 15168. A program EIR enables the lead agency to consider broad environmental implications of development on a conceptual basis, recognizing that a series of actions will occur prior to development. Because they are prepared relatively early on, program EIRs allow greater flexibility in dealing with overall development options, basic environmental issues, and cumulative impacts.

### **ES.2 PROJECT CHARACTERISTICS**

The Project includes the following components as directed by the City Council:

- A **Community Plan**, to be adopted as part of the General Plan, which provides policies for development of the Project area.
- The Community Plan would provide for the future development of approximately 1,200 acres in the southern portion of the City. The land use plan would allow for the development of mixed-use, commercial, office, and industrial/flex space that would generate approximately 23,410 new jobs, approximately 4,790 residential units of varying types and densities, three elementary schools, and parks.
- A **Special Planning Area (SPA)**, which is a regulatory tool authorized by Title 23 of the City's Municipal Code. The SPA would provide zoning regulations for the Project area.
- The SPA creates unique development standards for a project when the objectives of the project cannot be addressed through the application of standard zoning regulations as provided in Title 23 (Zoning) of the City's Municipal Code.
- The proposed SPA for the Project establishes the land use pattern, allowed uses, and development standards for land within the SPA. It also includes standards for pedestrian spaces, requirements for building orientation, and design standards for new buildings.

## ES EXECUTIVE SUMMARY

---

- The SPA includes a detailed land plan that illustrates the location and alignment of specific land use types that make up the SPA. All subsequent development within the SPA will be consistent with this land plan. This map is more detailed and specific than the land plan provided in the Community Plan.
- **Technical studies** covering the following topics, which identify the necessary on- and off-site infrastructure needed to serve the Project: traffic, water, sewer, and drainage.

### PROJECT OBJECTIVES

The following objectives have been identified for the proposed Project:

- 1) Develop a comprehensive master plan for the Southeast Policy Area with a range of job opportunities that are supported by a mix of other land uses.
- 2) Provide land for new employment-generating land uses which will improve the City's jobs-to-housing ratio.
- 3) Provide for the orderly and logical growth and development of the City consistent with the vision in the General Plan.
- 4) Integrate with surrounding land uses through the incorporation of parks and open space, trails, and landscape buffers, and provide for a complete transportation network made up of roadways, sidewalks, trails, and transit (including light rail) to allow for the safe and effective movement of people and goods within the Project area and connect them with other parts of the City and region.

### ES.3 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and reduce the degree of environmental impact. Section 7.0, Project Alternatives, provides a qualitative analysis of two scenarios:

- Alternative 1 – No Project Alternative
- Alternative 2 – Reduced Residential/Increased Office Alternative
- Alternative 1 is the only alternative that would be environmentally superior to the proposed Project. However, because it does not meet any of the Project objectives, Alternative 2 was determined to be the environmentally superior alternative, although its impacts would be similar, and in some cases worse, than the proposed Project.

### ES.4 AREAS OF CONTROVERSY

The City of Elk Grove was identified as the lead agency for the proposed Project. In accordance with Section 15082 of the CEQA Guidelines, the City prepared and distributed a Notice of Preparation (NOP) of an EIR on April 19, 2013. This notice was circulated to the public, local, State, and federal agencies, and other interested parties to solicit comments on the proposed Project. The NOP is presented in **Appendix A**.

Concerns raised in response to the NOP were considered during the preparation of the Draft EIR. Comment letters are presented in **Appendix B**.

Issues raised in comment letters on the NOP include:

- Request for the EIR to analyze the Project's consistency with the Sacramento Metropolitan Air Quality Management District's State Implementation Plan.
- The need for a pump station, sewer trunk lines, and other sewer infrastructure to be constructed to serve the Project.
- The need for sewer studies to be prepared.
- On- and off-site impacts associated with the construction of sanitary sewers to provide service to development must be included in the EIR.
- Information on standards requirements for water quality protection.
- Concern regarding the potential impacts that could result from the development of a Soccer Field Complex—in particular concerns regarding late night noise and lighting at the facility, hours of operation, and measures to prevent unauthorized access of the complex, security, whether alcohol will be permitted at the facility, traffic, access to the complex, and parking.
- Concerns regarding the placement of multi-family housing on the south side of Poppy Ridge Road and the potential for impacts associated with number of units, income restrictions on units, height of the buildings, parking and access, and lighting at the site of the multi-family units.
- A Traffic Impact Study may be required.
- The need for the EIR to include an analysis of the Southeast Connector and possible fair-share contribution toward the connector.
- Potential traffic impacts on the State Highway System that may result from the possible sports complex.
- The need for the proposed drainage facilities to be designed with sufficient detention/retention capacity to ensure there is no net increase in runoff, specifically to prevent adverse changes to water service elevations in the vicinity of State Route 99 and Interstate 5.
- Information on the Project's estimated electricity demand and the need for new electrical distribution facilities.

## **ES.5 SUMMARY OF ENVIRONMENTAL IMPACTS**

**Table ES-1** presents a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance of each environmental impact is indicated both before and after the application of the recommended mitigation measure(s).

For detailed discussions of all project impacts and mitigation measures, the reader is referred to the topical environmental analysis in Section 5.0.

**TABLE ES-1  
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<b>5.1 Aesthetics</b>			
<p><b>Impact 5.1.1</b></p> <p>The Project area is not located in the vicinity of, or within view of, a scenic vista or designated state scenic highway.</p>	N	None required.	N
<p><b>Impact 5.1.2</b></p> <p>The proposed Project would develop the Project area and permanently alter the character of the area from agricultural uses to a developed urban character with office, light industrial, housing, commercial, and park uses.</p>	SU	None available.	SU
<p><b>Impact 5.1.3</b></p> <p>Implementation of the proposed Project would introduce new sources of light and glare in and around the area.</p>	PS	<p><b>MM 5.1.3a</b></p> <p>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.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans for all subsequent public and private projects</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; Elk Grove Unified School District</i></p> <p><b>MM 5.1.3b</b></p> <p>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</p>	PS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		included in subsequent development applications. <i>Timing/Implementation:</i> Prior to approval of final development plans <i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department	
<b>Impact 5.1.4</b> Development of the proposed Project, in addition to other reasonably foreseeable projects in the region, would introduce new development into an undeveloped agricultural area and contribute to a cumulative increase in urban uses that result in changes in visual character.	CC	None available.	CC
<b>Impact 5.1.5</b> Development of the proposed Project, in addition to other reasonably foreseeable projects in the region, would introduce new development into an agricultural area and increase nighttime lighting and glare and contribute to regional skyglow.	CC	Implementation of mitigation measures <b>MM 5.1.3a</b> and <b>MM 5.1.3b</b>	CC/SU
<b>5.2 Agricultural Resources</b>			
<b>Impact 5.2.1</b> Implementation of the proposed Project would result in the conversion of approximately 1,184 acres of agricultural land, which includes approximately 325 acres of Farmland of Statewide Importance and 106 acres of Unique Farmland. The Project would also result in conversion of	S	<b>MM 5.2.1</b> 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. 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	SU

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
land under Williamson Act contract.		<p>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:</p> <ul style="list-style-type: none"> <li>a) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land.</li> <li>b) The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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.</p> <p>g) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.</p> <p>h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall be transferred to another entity acceptable to the City.</p> <p>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.</p> <p><i>Timing/Implementation: Prior to the issuance of grading permits</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.2.2</b> Implementation of the proposed Project would place urban land uses adjacent to primarily agricultural uses, which may impair agricultural production and result in land use compatibility conflicts.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p><b>Impact 5.2.3</b></p> <p>The Project would convert approximately 325 acres of Farmland of Statewide Importance and 106 acres of Unique Farmland to urban uses. The Project would also result in the conversion of one parcel under Williamson Act contract. This loss would contribute to the cumulative loss of farmland in the region.</p>	CC	Implementation of mitigation measure <b>MM 5.2.1</b>	CC/SU
<p><b>Impact 5.2.4</b></p> <p>Cumulative projects could result in impairment to agricultural productivity and land use compatibility impacts..</p>	LCC	None required.	LCC
<b>5.3 Air Quality</b>			
<p><b>Impact 5.3.1</b></p> <p>Subsequent land use activities associated with implementation of the proposed Project could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter.</p>	PS	<p><b>MM 5.3.1a</b></p> <p>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.</p> <p><i>Timing/Implementation:</i>                      <i>During all future grading and construction phases in the Project area</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department; SMAQMD</i></p> <p><b>MM 5.3.1b</b></p> <p>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.</p> <p><i>Timing/Implementation:</i>                      <i>During all future grading</i></p>	SU

S – Significant                      CC – Cumulatively Considerable                      LS – Less Than Significant                      SU – Significant and Unavoidable                      NI – No Impact  
 PS – Potentially Significant                      LCC – Less than Cumulatively Considerable                      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>and construction phases in the Project area</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD</i></p> <p><b>MM 5.3.1c</b></p> <p>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.</p> <p><i>Timing/Implementation: During all future grading and construction phases in the Project area</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD</i></p> <p><b>MM 5.3.1d</b></p> <p>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.</p> <p><i>Timing/Implementation: During all future grading and construction phases in the Project area</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD</i></p> <p><b>MM 5.3.1e</b></p> <p>In order to reduce NOx emissions during all construction activities, all rubber-tired dozers, graders, scrapers, excavators, and tractors shall be California Air Resources Board (CARB) Tier</p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>3 Certified or better.<sup>1</sup></p> <p><i>Timing/Implementation:</i>                      <i>During all future grading and construction phases in the Project area</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department; SMAQMD</i></p> <p><b>MM 5.3.1f</b></p> <p>In order to reduce NOx emissions, signage shall be posted during all construction activities stating the State-mandated prohibition of all on-site trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle Idling Emission Reduction Program.</p> <p><i>Timing/Implementation:</i>                      <i>During all future grading and construction phases in the Project area</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department; CARB</i></p> <p><b>MM 5.3.1g</b></p> <p>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</p>	

<sup>1</sup> The Clean Air Act of 1990 directed the EPA to study, and regulate if warranted, the contribution of off-road internal combustion engines to urban air pollution. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the EPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the EPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 horsepower and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards.

S – Significant                      CC – Cumulatively Considerable                      LS – Less Than Significant                      SU – Significant and Unavoidable                      NI – No Impact  
 PS – Potentially Significant                      LCC – Less than Cumulatively Considerable                      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>operated.</p> <p><i>Timing/Implementation:</i>                      <i>During all future grading and construction phases in the Project area</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.3.2</b></p> <p>The proposed Project could result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter.</p>	S	<p><b>MM 5.3.2</b></p> <p>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.</p> <p><i>Timing/Implementation:</i>                      <i>Prior to final map approval</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department; Sacramento Metropolitan Air Quality Management District</i></p>	SU
<p><b>Impact 5.3.3</b></p> <p>The Project would not contribute to localized concentrations of mobile-source carbon monoxide that would exceed applicable ambient air quality standards.</p>	LS	None required.	LS
<p><b>Impact 5.3.4</b></p> <p>The proposed Project could result in increased exposure of existing or planned sensitive land uses to stationary or mobile-source TACs that would exceed applicable standards.</p>	PS	<p><b>MM 5.3.4a</b></p> <p>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</p>	LS

S – Significant                      CC – Cumulatively Considerable                      LS – Less Than Significant                      SU – Significant and Unavoidable                      NI – No Impact  
 PS – Potentially Significant                      LCC – Less than Cumulatively Considerable                      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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.</p> <p><i>Timing/Implementation:</i> Plan shall be submitted to the SMAQMD for review and approval prior to approval of improvement plans and shall be implemented during all grading and construction within the Project area</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department; SMAQMD</p> <p><b>MM 5.3.4b</b></p> <p>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.</p> <p><i>Timing/Implementation:</i> During all grading and</p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance				
		<p style="text-align: right;"><i>construction within the Project area</i></p> <p style="text-align: center;"><i>Enforcement/Monitoring:</i></p> <p style="text-align: right;"><i>City of Elk Grove Planning Department; SMAQMD</i></p>					
<p><b>Impact 5.3.5</b></p> <p>Implementation of the proposed Project would not result in increased exposure of sensitive receptors to odorous emissions.</p>	LS	None required.	LS				
<p><b>Impact 5.3.6</b></p> <p>The proposed Project in combination with growth throughout the air basin will exacerbate existing regional problems with ozone and particulate matter.</p>	CC	Implement mitigation measures <b>MM 5.3.1a</b> through <b>MM 5.3.1g</b> , <b>MM 5.3.2</b> , <b>MM 5.3.4a</b> , and <b>MM 5.3.4b</b> .	CC/SU				
<b>5.4 Biological Resources</b>							
<p><b>Impact 5.4.1</b></p> <p>Implementation of Project-related activities could result in substantial adverse effects, either directly or through habitat modification, to special-status plant species.</p>	PS	<p><b>MM 5.4.1</b></p> <p>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.</p> <p style="text-align: center;"><b>TABLE 5.4-2</b> <b>SPECIAL-STATUS PLANT SPECIES (AND ASSOCIATED HABITAT) WITH THE POTENTIAL TO OCCUR IN THE PROJECT AREA</b></p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th data-bbox="842 1237 1253 1310">Vegetative Community</th> <th data-bbox="1253 1237 1738 1310">Special-Status Plant Species Survey Requirements</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td style="height: 20px;"> </td> </tr> </tbody> </table>	Vegetative Community	Special-Status Plant Species Survey Requirements			LS
Vegetative Community	Special-Status Plant Species Survey Requirements						

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
		Wet Meadow	dwarf downingia Boggs Lake hedge-hyssop legenera Heckard’s pepper-grass saline clover	
		Freshwater Emergent Wetland	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	
<p>Surveys shall be conducted in accordance with CDFW <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i> (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</p>				

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>the City for review and approval.</p> <p>If none of the species identified in <b>Table 5.4-2</b> are found in or adjacent to (within 100 feet) proposed impact areas, no further mitigation is required.</p> <p>If any of the species identified in <b>Table 5.4-2</b> 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 special-status 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.</p> <p>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.</p> <p>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.</p> <p>Plans for avoidance, minimization, and mitigation (if</p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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.</p> <p>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 <b>MM 5.4.1</b>.</p> <p><i>Timing/Implementation:</i>                      <i>Prior to approval of final map. Protection of plant resources and restoration of temporarily affected plant population shall occur throughout construction</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.4.2</b> Implementation of Project-related activities could result in impacts, either directly or through habitat modification, to vernal pool fairy shrimp and/or vernal pool tadpole shrimp.</p>	PS	<p><b>MM 5.4.2</b></p> <p>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.</p> <p>If it is determined that listed vernal pool branchiopods are present, the following mitigation is required.</p> <p>For every acre of vernal pool habitat directly affected, project applicants shall replace the affected acreage at a 1:1 ratio (1 acre</p>	LS

S – Significant                      CC – Cumulatively Considerable                      LS – Less Than Significant                      SU – Significant and Unavoidable                      NI – No Impact  
 PS – Potentially Significant                      LCC – Less than Cumulatively Considerable                      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>creation for each acre of impact) through the dedication of vernal pool creation credit(s) within a USFWS-approved mitigation bank.</p> <p>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. Other conservation measures may be required by the USFWS.</p> <p>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 <b>MM 5.4.2</b>.</p> <p><i>Timing/Implementation:</i> Prior to approval of final map</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p>	
<p><b>Impact 5.4.3</b> Implementation of Project-related activities could result in substantial adverse effects, either directly or through habitat modifications, to VELB.</p>	PS	<p><b>MM 5.4.3</b></p> <p>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 <i>Conservation Guidelines for the Valley Elderberry Longhorn Beetle</i>. 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.</p> <p>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:</p> <p>1) Fence and flag all areas to be avoided during construction activities. In areas where encroachment into the 100-foot</p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.</p> <ol style="list-style-type: none"> <li>2) Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.</li> <li>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.</li> <li>4) Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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</li> </ol>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>and the City of Elk Grove Planning Department.</p> <p>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).</p> <p>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.</p> <p>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 <b>MM 5.4.3</b>.</p> <p><i>Timing/Implementation:</i>                      <i>Prior to approval of final maps on parcels proposed for development that contain VELB habitat, as depicted on <b>Figure 5.4-4</b></i></p>	

S – Significant                      CC – Cumulatively Considerable                      LS – Less Than Significant                      SU – Significant and Unavoidable                      NI – No Impact  
 PS – Potentially Significant                      LCC – Less than Cumulatively Considerable                      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
			<p><i>of the Draft EIR. Construction minimization measures shall occur during construction activities</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.4.4</b> Implementation of Project-related activities could result in substantial adverse effects, either directly or through habitat modifications, to western pond turtle.</p>	PS	<p><b>MM 5.4.4a</b> 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.</p> <p><i>Timing/Implementation:</i></p> <p><i>Enforcement/Monitoring:</i></p> <p><b>MM 5.4.4b</b> Standard best management practices shall be implemented during and after construction to protect water quality in sensitive habitat areas during construction.</p> <p><i>Timing/Implementation:</i></p>	<p><i>Prior to approval of final map for development that contains western pond turtle habitat, as depicted on <b>Figure 5.4-4</b> of the Draft EIR. Construction minimization measures shall occur during construction</i></p> <p><i>City of Elk Grove Planning Department</i></p> <p><i>Prior to approval of final map for development that contains western pond turtle habitat, as depicted on <b>Figure 5.4-4</b> of the Draft EIR. Construction</i></p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><b>MM 5.4.4c</b></p> <p><i>minimization measures shall occur during construction</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p> <p>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.</p> <p>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.</p> <p>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 <b>MM 5.4.4a-c</b>.</p> <p><i>Timing/Implementation: Prior to approval of final map for development that contains western pond turtle habitat, as depicted on Figure 5.4-4 of the Draft EIR. Construction</i></p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p style="text-align: right;"><i>minimization measures shall occur during construction</i></p> <p style="text-align: right;"><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.4.5</b> Implementation of Project-related activities could result in substantial adverse effects, either directly or through habitat modifications, to giant garter snake.</p>	PS	<p><b>MM 5.4.5a</b> All projects within the SEPA affecting potential GGS habitat shall implement the avoidance and minimization measures outlined in <i>Appendix C Standard Avoidance and Minimization Measures During Construction Activities in Giant Garter Snake (Thamnophis gigas) Habitat</i> (USFWS 1997).</p> <p style="text-align: right;"><i>Timing/Implementation: Prior to approval of final map for proposed developments that contain giant garter snake habitat. Construction minimization measures shall occur during construction</i></p> <p style="text-align: right;"><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p> <p><b>MM 5.4.5b</b> The Shed C Channel restoration project shall implement the guidelines for outlined in <i>Appendix A Guidelines for Restoration and/or Replacement of Giant Garter Snake Habitat</i> (USFWS 1997).</p> <p style="text-align: right;"><i>Timing/Implementation: During the Shed C Channel restoration project.</i></p> <p style="text-align: right;"><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p> <p><b>MM 5.4.5c</b> If USFWS determines that replacement of GGS habitat is not fulfilled in association with the Shed C Channel restoration</p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>effort shall be implemented in accordance with Table 1 – Summary of Giant Garter Snake Conservation Measures found in <i>Appendix C Standard Avoidance and Minimization Measures During Construction Activities in Giant Garter Snake (Thamnophis gigas) Habitat</i> (USFWS 1997).</p> <p>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 <b>MM 5.4.5a-c</b></p> <p><i>Timing/Implementation:</i> Prior to approval of final map for proposed developments that contain giant garter snake habitat</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p>	
<p><b>Impact 5.4.6</b> Implementation of Project-related activities could result in substantial adverse effects, either directly or through habitat modifications, to burrowing owl.</p>	PS	<p><b>MM 5.4.6</b></p> <p>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 <i>Staff Report on Burrowing Owl Mitigation</i>, published March 7, 2012. Surveys shall be repeated if project activities are suspended or delayed more than 15 days during nesting season.</p> <p>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 <i>Staff Report on Burrowing Owl Mitigation</i> 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.</p> <p>Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the</p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>SSHCP meets the intent of mitigation measure <b>MM 5.4.6</b>.</p> <p><i>Timing/Implementation:</i> Prior to approval of final maps. Construction minimization measures shall occur throughout construction</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p>	
<p><b>Impact 5.4.7</b></p> <p>Implementation of Project-related activities could result in substantial adverse effects, either directly or through habitat modifications, to foraging and nesting Swainson’s hawk, nesting white-tailed kites, and other protected raptor species.</p>	PS	<p><b>MM 5.4.7a</b></p> <p>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.</p> <p><i>Timing/Implementation:</i> Prior to approval of final maps. Minimization measures shall occur throughout construction</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p> <p><b>MM 5.4.7b</b></p> <p>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.,</p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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.</p> <p>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.</p> <p><i>Timing/Implementation:</i>                      <i>Prior to approval of final maps. Minimization measures shall occur throughout construction</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department</i></p> <p><b>MM 5.4.7c</b></p> <p>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 and federally listed as a threatened species; therefore, impacts to Swainson’s hawk nest trees require regulatory authorization from the USFWS and the CDFW prior to removal.</p> <p><i>Timing/Implementation:</i>                      <i>Prior to approval of final maps. Construction minimization measures shall occur throughout</i></p>	

S – Significant            CC – Cumulatively Considerable            LS – Less Than Significant            SU – Significant and Unavoidable            NI – No Impact  
 PS – Potentially Significant            LCC – Less than Cumulatively Considerable            CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p style="text-align: right;"><i>construction</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Planning Department</i></p> <p><b>MM 5.4.7d</b></p> <p>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, <i>Swainson’s hawk Impact Mitigation Fees</i>. 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.</p> <p><i>Timing/Implementation:</i> <i>Prior to approval of final maps</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.4.8</b></p> <p>Implementation of Project-related activities could result loss of populations or essential habitat for tricolored blackbird and other special-status avian species.</p>	PS	<p><b>MM 5.4.8</b></p> <p>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.</p> <p>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.</p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Activities permitted within and the size (i.e., 100 feet) of setbacks may be adjusted through consultation with the CDFW and/or the City.</p> <p><i>Timing/Implementation:</i> Prior to approval of final maps. Construction minimization measures shall occur throughout construction</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p>	
<p><b>Impact 5.4.9</b> Implementation of Project activities could result in the loss of riparian vegetation, sensitive natural communities, and/or federally protected wetlands.</p>	<p>PS</p>	<p><b>MM 5.4.9a</b> 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.</p> <p><i>Timing/Implementation:</i> Prior to approval of final maps</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p> <p><b>MM 5.4.9b</b> 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.</p> <p>Evidence of compliance with this mitigation measure shall be provided to the City prior to construction and grading activities for the proposed Project.</p> <p><i>Timing/Implementation:</i> Prior to approval of final maps. Construction minimization measures</p>	<p>LS</p>

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p style="text-align: right;"><i>shall occur throughout construction</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p> <p><b>MM 5.4.9c</b></p> <p>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.</p> <p><i>Timing/Implementation: Prior to approval final maps</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.4.10</b></p> <p>Implementation of the proposed Project would not interfere with the movement of native resident or migratory wildlife species.</p>	LS	None required.	LS
<p><b>Impact 5.4.11</b></p> <p>Development of the Project area could result in the loss of protected tree species and removal of Swainson’s hawk habitat, which could conflict with the City’s Municipal Code.</p>	NI	None required.	NI
<p><b>Impact 5.4.12</b></p> <p>Implementation of the proposed Project would not conflict with the provisions of</p>	NI	None required.	NI

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.			
<p><b>Impact 5.4.13</b></p> <p>Implementation of the proposed Project would contribute to the loss of biological resources in the region, as well as ongoing urbanization in southern Sacramento County.</p>	CC	Implementation of mitigation measures <b>MM 5.4.1</b> through <b>MM 5.4.9.c</b>	SU
<b>5.5 Cultural Resources</b>			
<p><b>Impact 5.5.1</b></p> <p>Construction of the proposed Project could adversely affect or result in the damage of potential or unknown cultural resources (i.e., prehistoric sites, historic sites, historic buildings/structures, and isolated artifacts) and human remains.</p>	PS	<p><b>MM 5.5.1a</b></p> <p>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.</p> <p>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.</p> <p><i>Timing/Implementation: As a condition of Project</i></p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><b>MM 5.5.1b</b></p> <p><i>approval and implemented during grading or construction activities</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p> <p>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.</p> <p><i>Timing/Implementation: As a condition of Project approval and implemented during grading or construction activities</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p> <p><b>MM 5.5.1c</b></p> <p>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. 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</p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>methods to be employed include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.</li> <li>c. If capping is determined infeasible by the City, the resource shall be excavated and recorded to appropriate standards.</li> </ul> <p><i>Timing/Implementation:</i>                      <i>Prior to approval of each application</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department</i></p> <p><b>MM 5.5.1d</b></p> <p>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.</p> <p>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</p>	

S – Significant                      CC – Cumulatively Considerable                      LS – Less Than Significant                      SU – Significant and Unavoidable                      NI – No Impact  
 PS – Potentially Significant                      LCC – Less than Cumulatively Considerable                      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>with appropriate standards:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. Accurate mapping of the noted resource(s), scaled to indicate size and proportion of the structure(s).</li> <li>c. Architectural description of affected structures.</li> <li>d. Photo documentation of the designated resources, both in still and video format.</li> <li>e. Recordation of measured architectural drawings, in the case of specifically designated buildings of higher architectural merit.</li> <li>f. Any historical significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum.</li> </ul> <p><i>Timing/Implementation: Prior to approval of demolition permits or subsequent development projects involving the properties at 7809 Kammerer Road and 8011 Kammerer Road</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department</i></p>	
<p><b>Impact 5.5.2</b> Construction of the proposed Project could adversely affect or result in the damage of unknown paleontological resources (i.e.,</p>	<p>PS</p>	<p><b>MM 5.5.2</b> 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</p>	<p>LS</p>

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
fossils and fossil formations).		<p>the discovery with a qualified paleontologist.</p> <p>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.</p> <p><i>Timing/Implementation:</i> As a condition of project approval and implemented during ground-disturbing activities</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p>	
<p><b>Impact 5.5.3</b></p> <p>Development of the proposed Project could contribute to the cumulative disturbance of cultural resources (i.e., prehistoric sites, historic sites, historic buildings/structures, and isolated artifacts and features) and human remains.</p>	PCC	Implement mitigation measures <b>MM 5.5.1a</b> and <b>MM 5.5.1b</b> .	LCC
<p><b>Impact 5.5.4</b></p> <p>Development of the proposed Project could contribute to the cumulative disturbance of paleontological resources (i.e., fossils and fossil formations).</p>	CC	Implement mitigation measure <b>MM 5.5.2</b> .	LCC

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<b>5.6 Geology, Soils, and Seismicity</b>			
<b>Impact 5.6.1</b> The Project area is not located in an area that is susceptible to adverse impacts associated with seismic ground failure, including surface rupture, ground shaking, liquefaction, or landslides.	LS	None required.	LS
<b>Impact 5.6.2</b> Future development resulting from the proposed Project, including buildings, pavement, and utilities, would require grading activities that could result in the potential for loss of topsoil and erosion.	LS	None required.	LS
<b>Impact 5.6.3</b> Future development resulting from the proposed Project, including buildings, pavement, and utilities, could incur damage as a result of underlying expansive or unstable soil properties. All development is required to comply with applicable building codes and commonly accepted engineering practices that address these conditions.	LS	None required.	LS
<b>Impact 5.6.4</b> Implementation of the proposed Project, in combination with other reasonably foreseeable development, would not contribute to cumulative geologic and soil impacts, as the impacts would be site-specific.	LCC	None required.	LCC

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
<b>5.7 Greenhouse Gas Emissions</b>				
<p><b>Impact 5.7.1</b></p> <p>The proposed Project would result in a net increase in GHG emissions, yet would not result in a significant impact on the environment.</p>	PCC	<b>MM 5.7.1</b>	<p>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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. Individual projects shall provide rewiring or conduit for solar photovoltaic (PV) in each future building, consistent with CAP Measure BE-10. The intent of rewiring 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.</li> <li>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.</li> <li>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.</li> <li>e. Future development under the Project shall provide bicycle parking at a ratio of 1 bicycle parking space per 20 vehicle</li> </ul>	LCC

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>h. Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, urinals, and faucets.</li> <li>i. 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.</li> </ul>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>Timing/Implementation:</i> Prior to final design, building permit issuance</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p>	
<b>5.8 Hazards and Hazardous Materials</b>			
<p><b>Impact 5.8.1</b></p> <p>Construction and/or operation of the proposed Project would involve the routine transport, use, storage, and disposal of hazardous materials, which could create a potential health hazard to the public or environment.</p>	LS	None required.	LS
<p><b>Impact 5.8.2</b></p> <p>Development of the proposed Project may expose residents and users of the site to hazardous conditions resulting from an incident at the Suburban Propane facility.</p>	LS	None required.	LS
<p><b>Impact 5.8.3</b></p> <p>Construction and demolition activities conducted as part of Project development could potentially result in the release of hazardous materials, which could expose construction workers to hazards.</p>	PS	<p><b>MM 5.8.3a</b></p> <p>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.</p> <p><i>Timing/Implementation:</i> Prior to approval of improvement plans and/or</p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>grading plans</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; Sacramento County Environmental Management Department</i></p> <p><b>MM 5.8.3b</b></p> <p>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.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans and/or grading plans</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; Sacramento County Environmental Management Department</i></p> <p><b>MM 5.8.3c</b></p> <p>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</p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of demolition permits</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department; Sacramento Metropolitan Air Quality Management District</p> <p><b>MM 5.8.3d</b></p> <p>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.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of demolition permits and included in construction contracts</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Planning Department</p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><b>MM 5.8.3e</b></p> <p>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.</p> <p>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.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans and/or grading plans</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; Sacramento County Environmental Management Department</i></p> <p><b>MM 5.8.3f</b></p> <p>Prior to approval of improvement plans and/or a grading permit for development of properties that contain transformers, the City</p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans and/or grading plans</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning Department; SMUD</i></p>	
<p><b>Impact 5.8.4</b></p> <p>Cumulative development within the City would increase handling, storage, disposal, and transport of hazardous materials within the Project area. However, cumulative development, including the proposed Project, would be subject to applicable federal, state, and local regulations that would govern the handling, storage, disposal, and transport of hazardous materials.</p>	LCC	None required.	LCC
<b>5.9 Hydrology and Water Quality</b>			
<p><b>Impact 5.9.1</b></p> <p>Development within the proposed Project area would include construction-related activities that could expose soil to erosion during storm events, causing degradation of water quality. Urban runoff from the</p>	LS	None required.	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Project area post-construction could also contribute to the degradation of downstream water quality.			
<p><b>Impact 5.9.2</b></p> <p>Urbanization of the Project area would increase stormwater runoff and alter existing drainage patterns, potentially resulting in flooding. The Project includes a drainage plan to accommodate increased flows.</p>	PS	<p><b>MM 5.9.2a</b></p> <p>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 site-specific 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.</p> <p><i>Timing/Implementation:</i> Prior to improvement plan approval</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Public Works Department</p> <p><b>MM 5.9.2b</b></p> <p>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</p>	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>City's SDMP, are still met.</p> <p><i>Timing/Implementation:</i> As a condition of Project approval and implemented during review of individual development projects</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Public Works Department</p>	
<p><b>Impact 5.9.3</b></p> <p>The proposed Project would result in increased use of groundwater from the Central Basin to meet domestic demand. The total water demand would not exceed the basin's sustainable yield.</p>	LS	None required.	LS
<p><b>Impact 5.9.4</b></p> <p>Development of the Project area, in combination with other development in Drainage Shed C, would alter existing drainage patterns and result in water quality degradation.</p>	LCC	None required.	LCC
<p><b>Impact 5.9.5</b></p> <p>Development of the Project area, in combination with other development in Drainage Shed C, would increase stormwater runoff and alter existing drainage patterns.</p>	LCC	None required.	LCC
<p><b>Impact 5.9.6</b></p> <p>Development of the Project area, in combination with other development</p>	LCC	None required.	LCC

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
within the SCWA's Zone 40, would increase demand for groundwater and could potentially interfere with recharge of the aquifer.			
<b>5.10 Noise</b>			
<p><b>Impact 5.10.1</b></p> <p>Construction activities could result in a substantial temporary increase in ambient noise levels at nearby noise-sensitive land uses, which may result in increased levels of annoyance, activity interference, and sleep disruption.</p>	PS	<p><b>MM 5.10.1</b></p> <p>The following mitigation measures shall be implemented and specified on all project implementation plans:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and shrouds, in accordance with manufacturers' recommendations.</li> <li>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.</li> <li>d. All motorized construction equipment and vehicles shall be turned off when not in use.</li> <li>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.</li> </ul> <p><i>Timing/Implementation: Prior to and during construction</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Planning</i></p>	SU

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant



ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>transit facilities may exceed applicable groundborne vibration criterion at nearby land uses.</p>		<p>could generate groundborne vibration levels in excess of 0.2 in/sec ppv at nearby structures (refer to <b>Table 5.10-12</b> 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).</p> <p>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 <b>Table 5.10-13</b> 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.</p> <p><i>Timing/Implementation:</i>                      <i>Prior to/during environmental review process</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Planning Department</i></p>	

S – Significant            CC – Cumulatively Considerable            LS – Less Than Significant            SU – Significant and Unavoidable            NI – No Impact  
 PS – Potentially Significant            LCC – Less than Cumulatively Considerable            CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p><b>Impact 5.10.5</b></p> <p>Projected on-site noise levels at proposed on-site land uses associated with vehicular traffic on nearby roadways and on-site light-rail transit operations could potentially exceed the City's noise standards for land use compatibility.</p>	PS	Implement mitigation measures <b>MM 5.10.3</b> and <b>MM 5.10.4</b>	SU
<p><b>Impact 5.10.6</b></p> <p>Implementation of the proposed Project would result in a substantial contribution to cumulative noise levels along some area roadways.</p>	CC	Implement mitigation measure <b>MM 5.10.3</b> .	CC
<p><b>Impact 5.10.7</b></p> <p>Implementation of the proposed Project would not result in a substantial contribution to cumulative construction noise levels in the Project area.</p>	LCC	None required.	LCC
<b>5.11 Public Services</b>			
<p><b>Impact 5.11.1.1</b></p> <p>Implementation of the proposed Project would increase demand for fire protection services, which could trigger the need for additional fire stations, the construction of which could result in impacts on the physical environment.</p>	LS	None required.	LS
<p><b>Impact 5.11.1.2</b></p> <p>Implementation of the proposed Project, in combination with other development within the CCSD's service area, would</p>	LCC	None required.	LCC

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
increase demand for fire protection and emergency medical services.			
<p><b>Impact 5.11.2.1</b></p> <p>Implementation of the proposed Project would increase demand for law enforcement services, which could trigger the need for additional law enforcement personnel, equipment, and facilities, the construction of which could result in impacts on the physical environment.</p>	LS	None required.	LS
<p><b>Impact 5.11.2.2</b></p> <p>Implementation of the proposed Project, in combination with other development within the City of Elk Grove, would increase demand for law enforcement services.</p>	LCC	None required.	LCC
<p><b>Impact 5.11.3.1</b></p> <p>Implementation of the proposed Project would result in the generation of school-aged children requiring the construction of new public school facilities, the construction of which could have impacts on the physical environment.</p>	LS	None required.	LS
<p><b>Impact 5.11.3.2</b></p> <p>Implementation of the proposed Project, in combination with other development in the EGUSD service area, would result in the generation of additional students. Each project would be required to pay development fees on a project-by-project</p>	LCC	None required.	LCC

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
basis, which would fund school facility construction.			
<b>Impact 5.11.4.1</b> Implementation of the proposed Project would increase demand for park and recreation facilities, the construction of which could result in impacts on the physical environment.	LS	None required.	LS
<b>Impact 5.11.4.2</b> Individual development projects within the Project area would be reviewed to ensure compliance with the Elk Grove Trails Master Plan.	LS	None required.	LS
<b>Impact 5.11.4.3</b> Implementation of the proposed Project, in combination with other development within the CCSD service area, would result in a cumulative increase in demand for parkland and recreational facilities, the construction of which could impact the physical environment.	LCC	None required.	LCC
<b>5.12 Public Utilities</b>			
<b>Impact 5.12.1.1</b> Implementation of the proposed Project would increase demand for domestic water supply. However, the Sacramento County Water Agency has determined that sufficient water supplies are available to serve the proposed Project.	LS	None required.	LS

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p><b>Impact 5.12.1.2</b> Implementation of the proposed Project would not require the construction of new and expanded water supply infrastructure that could result in impacts to the physical environment.</p>	LS	None required.	LS
<p><b>Impact 5.12.1.3</b> Implementation of the proposed Project, in combination with other development within the SCWA’s Zone 40, would increase demand for domestic water supply.</p>	LCC	None required.	LCC
<p><b>Impact 5.12.2.1</b> Implementation of the proposed Project would result in the generation of wastewater, which would require treatment at the Sacramento Regional Wastewater Treatment Plant. There is adequate capacity within the SRCSD’s existing treatment plant.</p>	LS	None required.	LS
<p><b>Impact 5.12.2.2</b> Implementation of the proposed Project would require the construction of new and expanded wastewater infrastructure, which could result in impacts to the physical environment.</p>	LS	None required.	LS
<p><b>Impact 5.12.2.3</b> Implementation of the proposed Project, in combination with other development in</p>	CC	None available.	CC/SU

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
the SRCSD service area, would generate significant new wastewater flows requiring conveyance and treatment.			
<b>Impact 5.12.3.1</b> Construction and operation of the proposed project would generate solid waste, thereby increasing demand for waste collection and disposal services.	LS	None required.	LS
<b>Impact 5.12.3.2</b> Implementation of the proposed Project, in combination with other development in the City, would generate solid waste, thereby increasing demand for hauling and disposal services.	LCC	None required.	LCC
<b>Impact 5.12.4.1</b> Implementation of the proposed Project would increase demand for electric, natural gas, and telephone services.	LS	None required.	LS
<b>Impact 5.12.4.2</b> Implementation of the proposed Project, in combination with other development within the service areas of the applicable providers, would increase demand for electric, natural gas, and telephone services.	LCC	None required.	LCC
<b>5.13 Transportation</b>			
<b>Impact 5.13.1</b> Implementation of the proposed Project	PS	The City shall require the completion of roadway improvements necessary to mitigate for the potential traffic impact from the Project as those improvements are triggered by subsequent development projects. If improvements are triggered by the subsequent	SU

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
would result in a decline in service at seven intersections within the study area.		<p>project, the project proponent shall be responsible for implementation of the improvement. Subsequent projects that do not trigger improvements shall pay its fair share toward improvements. The following shall be implemented:</p> <p><b>MM 5.13.1a</b>      The City shall establish an analysis and tracking mechanism to determine when the roadway improvements identified in this EIR are triggered.</p> <p><i>Timing/Implementation:</i>                      <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Public Works Department</i></p> <p><b>MM 5.13.1b</b>      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.</p> <p>A) Optimize and coordinate traffic signal timings along Elk Grove Boulevard and at the following intersections as described in the improvement section below:</p> <ul style="list-style-type: none"> <li>• Elk Grove Boulevard/Laguna Springs Drive (Improvement 1)</li> <li>• Elk Grove Boulevard/SR 99 Southbound Ramps (Improvement 1)</li> <li>• Whitelock Parkway/West Stockton Boulevard (Improvement 2)</li> <li>• Bruceville Road/Bilby Road (Improvement 3)</li> <li>• Bilby Road/Franklin Boulevard (Improvement 4)</li> <li>• Willard Parkway/Bilby Road (North) (Improvement 5)</li> </ul>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>• Kammerer Road/Bruceville Road (Improvement 6)</li> </ul> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• A shared left-turn/through lane and a separate right-turn lane on the northbound approach</li> <li>• A separate left-turn lane and shared through/right-turn lane on the southbound approach</li> <li>• A shared left/through/right-turn lane on the eastbound and westbound approach.</li> </ul> <p>OR</p> <p>Implement the planned Kammerer Road widening and extension project.</p> <p>D) Install a traffic signal and provide the following lane configurations at the Kammerer Road/Bruceville Road intersection:</p> <ul style="list-style-type: none"> <li>• A shared through/right-turn lane on the northbound approach</li> <li>• A shared left/through lane on the southbound approach</li> <li>• A shared left/right-turn lane on westbound approach.</li> </ul> <p><i>Timing/Implementation: Prior to approval of subsequent development projects</i></p>	

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

**ES EXECUTIVE SUMMARY**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<i>Enforcement/Monitoring: City of Elk Grove Public Works Department</i>	
<p><b>Impact 5.13.2</b> Implementation of the proposed Project would worsen existing unacceptable conditions along SR 99.</p>	PS	None available.	SU
<p><b>Impact 5.13.3</b> Implementation of the proposed Project would not result in inadequate emergency access within the Project area.</p>	LS	None required.	LS
<p><b>Impact 5.13.4</b> Implementation of the proposed Project would not disrupt or interfere with existing or planned bicycle, pedestrian, or transit facilities.</p>	LS	None required.	LS
<p><b>Impact 5.13.5</b> Implementation of the proposed Project, in combination with other planned, approved, and reasonably foreseeable projects, would result in a decline of service at eight intersections within the study area.</p>	CC	<p><b>MM 5.13.5a</b></p> <p>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.</p> <p>A) SR 99/Elk Grove Boulevard interchange Northbound Loop On-Ramp, as previously described.</p> <p>B) SR 99/Whitelock Parkway interchange, as previously described.</p> <p>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:</p>	CC/SU

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
 PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>• Separate left- and right-turn lanes on the northbound approach</li> <li>• Separate through and right-turn lanes on the southbound approach</li> <li>• Separate left- and right-turn lanes on the eastbound approach</li> </ul> <p>D) Widen the Grant Line Road/East Stockton Boulevard intersection to provide the following improvements:</p> <ul style="list-style-type: none"> <li>• Widen westbound Grant Line Road to provide four through lanes through the intersection that would transition to the SR 99 northbound slip on-ramp.</li> <li>• Widen northbound Survey Road to provide two left-turn lanes and a shared through/right-turn lane.</li> <li>• 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.</li> </ul> <p><i>Timing/Implementation:</i>                      <i>Prior to approval of subsequent development projects</i></p> <p><i>Enforcement/Monitoring:</i>                      <i>City of Elk Grove Public Works Department</i></p>	
<p><b>Impact 5.13.6</b> Implementation of the proposed Project, in combination with other planned, approved and reasonably foreseeable projects, would worsen existing unacceptable operations along SR 99.</p>	<p>CC</p>	<p>None available.</p>	<p>CC/SU</p>

S – Significant            CC – Cumulatively Considerable            LS – Less Than Significant            SU – Significant and Unavoidable            NI – No Impact  
 PS – Potentially Significant            LCC – Less than Cumulatively Considerable            CS – Cumulative Significant

This page intentionally left blank.

S – Significant      CC – Cumulatively Considerable      LS – Less Than Significant      SU – Significant and Unavoidable      NI – No Impact  
PS – Potentially Significant      LCC – Less than Cumulatively Considerable      CS – Cumulative Significant