

**City of Elk Grove**

# Southeast Policy Area

**Mitigation Monitoring and Reporting Program**



Planning Department  
June 19, 2014

# MITIGATION MONITORING AND REPORTING PROGRAM

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## INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines, Section 15091(d), requires public agencies, as part of the certification of an environmental impact report, to adopt a reporting and monitoring program to ensure that changes made to the project as conditions of project approval to mitigate or avoid significant environmental effects are implemented. The Mitigation Monitoring and Reporting Program (MMRP) contained herein are intended to satisfy the requirements of CEQA as they relate to the Southeast Policy Area Strategic Plan (Project) in the City of Elk Grove (City). The MMRP is intended to be used by City staff, future development applicants, future development contractors, and mitigation monitoring personnel during implementation of the Project.

The MMRP will provide for monitoring of construction activities as necessary in-the-field identification and resolution of environmental concerns, and reporting to City staff. The MMRP will consist of the components described below.

## COMPLIANCE CHECKLIST

Table 1 contains a compliance-monitoring checklist that identifies all adopted mitigation measures, identification of agencies responsible for enforcement and monitoring, and timing of implementation.

## FIELD MONITORING OF MITIGATION MEASURE IMPLEMENTATION

During construction of the Project, the City of Elk Grove's designated construction inspector will be responsible for monitoring the implementation of mitigation measures. The inspector will report to the City of Elk Grove Department of Public Works, and will be thoroughly familiar with all plans and requirements of the project. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. Aided by Table 1, the inspector will typically be responsible for the following activities:

1. On-site, day to day monitoring of construction activities;
2. Reviewing construction plans to ensure conformance with adopted mitigation measures;
3. Ensuring contractor knowledge of and compliance with all appropriate conditions of project approval;
4. Evaluating the adequacy of construction impact mitigation measures, and proposing improvements to the contractors and City staff;
5. Requiring correction of activities that violate project mitigation measures, or that represent unsafe or dangerous conditions. The inspector shall have the ability and authority to secure compliance with the conditions or standards through the City of Elk Grove Public Works Department, if necessary;
6. Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project mitigation measures, or unsafe or dangerous conditions. Upon

receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the City of Elk Grove Public Works Department;

7. Maintaining prompt and regular communication with City staff;
8. Obtaining assistance as necessary from technical experts, such as archaeologists and wildlife biologists, to develop site-specific procedures for implementing the mitigation measures adopted by the City for the project. For example, it may be necessary at times for a wildlife biologist to work in the field with the inspector and construction contractor to explicitly identify and mark areas to be avoided during construction; and
9. Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

## PLAN CHECK

Many mitigation measures will be monitored via plan check during Project implementation. City staff will be responsible for monitoring plan check mitigation measures.

**MITIGATION MONITORING AND REPORTING PROGRAM**

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
MM 5.1.3a	Each subsequent residential and nonresidential project shall develop a lighting plan that demonstrates consistency with the requirements of Chapter 23.56 of the City Municipal Code along the property lines of adjoining land uses.	Prior to approval of improvement plans for all subsequent public and private projects	City of Elk Grove Planning Department; Elk Grove Unified School District	
MM 5.1.3b	Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflection of sunlight is minimized. This requirement shall be included in subsequent development applications.	Prior to approval of final development plans	City of Elk Grove Planning Department	
MM 5.2.1	Future projects shall protect 1 acre of existing farmland or land of equal or higher quality for each acre of Farmland of Statewide Importance or Unique Farmland that would be developed as a result of the Project. The protected acreage must be located within Sacramento County. This protection may consist of the establishment of a farmland conservation easement, farmland deed restriction, or other appropriate farmland conservation mechanism that ensures the preservation of that land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson’s hawk foraging habitat mitigation). In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving farmlands in proximity to other protected lands. The preservation of off-site farmland may be done at one time, prior to the City’s approval of the Project’s first grading permit, or may be done in increments with the buildout of the Project, with preservation occurring prior to the approval of each grading permit. Grading plans shall include the acreage and type of farmland impacted. In addition, the City shall impose the following minimum conservation easement content standards:	Prior to the issuance of grading permits	City of Elk Grove Planning Department	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<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> <li>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.</li> <li>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.</li> <li>h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold,</li> </ul>			

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	<p>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>			
MM 5.3.1a	<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>During all future grading and construction phases in the Project area</p>	<p>City of Elk Grove Planning Department; SMAQMD</p>	
MM 5.3.1b	<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>During all future grading and construction phases in the Project area</p>	<p>City of Elk Grove Planning Department; SMAQMD</p>	
MM 5.3.1c	<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>During all future grading and construction phases in the Project area</p>	<p>City of Elk Grove Planning Department; SMAQMD</p>	
MM 5.3.1d	<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>During all future grading and construction phases in the Project area</p>	<p>City of Elk Grove Planning Department; SMAQMD</p>	
MM 5.3.1e	<p>1. The Project applicant shall submit to the City and the SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50</p>	<p>During all future grading and construction</p>	<p>City of Elk Grove Planning Department;</p>	

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	<p>horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. This information shall be submitted at least four business days prior to the use of the subject heavy-duty off-road equipment.</p> <ul style="list-style-type: none"> <li>• The inventory shall include the horsepower rating, engine model year, and projected hours of use for each piece of equipment.</li> <li>• The Project applicant shall provide the anticipated construction timeline including start date, and the name and phone number of the project manager and on-site foreman.</li> <li>• The district’s Equipment List Form can be used to submit this information.</li> <li>• The inventory shall be updated and submitted monthly throughout the duration of the Project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.</li> </ul> <p>2. The Project Applicant shall provide a plan for approval by the City and the SMAQMD demonstrating that the heavy-duty off-road vehicles (50 horsepower or more) to be used in construction, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent CARB fleet average.</p> <ul style="list-style-type: none"> <li>• This plan shall be submitted in conjunction with the equipment inventory.</li> </ul> <p>Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p>	<p>phases in the Project area</p>	<p>SMAQMD</p>	

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MM 5.3.1f	In order to reduce NOx emissions, signage shall be posted during all construction activities stating the State-mandated prohibition of all on-site trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle Idling Emission Reduction Program.	During all future grading and construction phases in the Project area	City of Elk Grove Planning Department; CARB	
MM 5.3.1g	In order to reduce NOx emissions, all construction contractors shall maintain all construction equipment in proper working condition according to manufacturers' specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.	During all future grading and construction phases in the Project area	City of Elk Grove Planning Department	
MM 5.3.2	The City shall prepare an Air Quality Management Plan that demonstrates a 15 percent reduction in NOx equivalents for the Southeast Policy Area Project, compared to an unmitigated project. The Air Quality Management Plan shall be submitted to the Sacramento Metropolitan Air Quality Management District for review and endorsement.	Prior to final map approval	City of Elk Grove Planning Department; Sacramento Metropolitan Air Quality Management District	
MM 5.3.4a	Subsequent development projects within the Project area shall provide a plan for approval by the SMAQMD demonstrating that the heavy-duty (50 horsepower [hp] or more) off-road vehicles to be used in the construction of the Project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.	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	City of Elk Grove Planning Department; SMAQMD	

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<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>During all grading and construction within the Project area</p>	<p>City of Elk Grove Planning Department; SMAQMD</p>	
<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>Prior to approval of final map. Protection of plant resources and restoration of temporarily affected plant population shall occur throughout construction</p>	<p>City of Elk Grove Planning Department</p>	

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	<p style="text-align: center;"><b>TABLE 5.4-2 SPECIAL-STATUS PLANT SPECIES (AND ASSOCIATED HABITAT) WITH THE POTENTIAL TO OCCUR IN THE PROJECT AREA</b></p> <table border="1" data-bbox="359 414 1211 1060"> <thead> <tr> <th data-bbox="359 414 747 485">Vegetative Community</th> <th data-bbox="747 414 1211 485">Special-Status Plant Species Survey Requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="359 485 747 667">Wet Meadow</td> <td data-bbox="747 485 1211 667">dwarf downingia Boggs Lake hedge-hyssop legenere Heckard’s pepper-grass saline clover</td> </tr> <tr> <td data-bbox="359 667 747 881">Freshwater Emergent Wetland</td> <td data-bbox="747 667 1211 881">bristly sedge Peruvian dodder Boggs Lake hedge-hyssop woolly rose-mallow Sanford’s arrowhead saline clover</td> </tr> <tr> <td data-bbox="359 881 747 1060">Irrigation/Drainage Ditch</td> <td data-bbox="747 881 1211 1060">bristly sedge Peruvian dodder woolly rose-mallow Northern California black walnut Sanford’s arrowhead</td> </tr> </tbody> </table> <p data-bbox="359 1060 1211 1421">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 the City for review and approval.</p>	Vegetative Community	Special-Status Plant Species Survey Requirements	Wet Meadow	dwarf downingia Boggs Lake hedge-hyssop legenere 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			
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	<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>			

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	<p>Plans for avoidance, minimization, and mitigation (if appropriate) shall be prepared and submitted to the City of Elk Grove Planning Department at the time of application for the City’s review and approval. Surveys shall occur no more than two years prior to ground breaking of the subsequent project.</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><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 creation for each acre of impact) through the dedication of vernal pool creation credit(s) within a USFWS-approved mitigation bank or through creation/restoration of vernal pool habitat as part of a USFWS-approved mitigation plan. Vernal pool creation shall not occur within 250 feet of extant vernal pools unless specifically approved by the USFWS.</p>	<p>Prior to approval of final map</p>	<p>City of Elk Grove Planning Department</p>	

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	<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 or preserved on- or off-site as part of a USFWS-approved mitigation plan. 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><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> <ol style="list-style-type: none"> <li>1) Fence and flag all areas to be avoided during construction activities. In areas where encroachment into the 100-foot buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.</li> <li>2) Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these</li> </ol>	<p>Prior to approval of final maps on parcels proposed for development that contain VELB habitat, as depicted on <b>Figure 5.4-4</b> of the Draft EIR. Construction minimization measures shall occur during construction activities</p>	<p>City of Elk Grove Planning Department</p>	

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	<p>requirements.</p> <p>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.</p> <p>4) Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>8) Project applicants shall provide a written description of how the buffer areas are to be restored, protected, and maintained after construction is completed to the USFWS and the City of Elk Grove Planning Department.</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>			

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<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><b>MM 5.4.4a</b></p>	<p>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>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</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
		occur during construction		
MM 5.4.4b	Standard best management practices shall be implemented during and after construction to protect water quality in sensitive habitat areas during construction.	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	City of Elk Grove Planning Department	
MM 5.4.4c	<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</p>	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	City of Elk Grove Planning Department	

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	<p>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><b>MM 5.4.5a</b></p>	<p>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>Prior to approval of final map for proposed developments that contain giant garter snake habitat. Construction minimization measures shall occur during construction</p>	<p>City of Elk Grove Planning Department</p>	
<p><b>MM 5.4.5b</b></p>	<p>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>During the Shed C Channel restoration project.</p>	<p>City of Elk Grove Planning Department</p>	
<p><b>MM 5.4.5c</b></p>	<p>If USFWS determines that replacement of GGS habitat is not fulfilled in association with the Shed C Channel restoration effort shall be implemented in accordance with Table 1 – Summary of Giant Garter Snake Conservation Measures found in <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</p>	<p>Prior to approval of final map for proposed developments that contain giant garter snake habitat</p>	<p>City of Elk Grove Planning Department</p>	

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	meets the intent of mitigation measure <b>MM 5.4.5a-c</b>			
<b>MM 5.4.6</b>	<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 SSHCP meets the intent of mitigation measure <b>MM 5.4.6</b>.</p>	<p>Prior to approval of final maps. Construction minimization measures shall occur throughout construction</p>	<p>City of Elk Grove Planning Department</p>	
<b>MM 5.4.7a</b>	<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>Prior to approval of final maps. Minimization measures shall occur throughout construction</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<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 an 500-foot setback of all active nest sites prior to commencement of any Project construction activities to avoid construction or access-related disturbances to nesting raptors. Project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur within the setback until the nest is deemed inactive. Activities permitted within setbacks and the size of setbacks may be adjusted through consultation with the CDFW and/or the City.</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>Prior to approval of final maps. Minimization measures shall occur throughout construction</p>	<p>City of Elk Grove Planning Department</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 listed as a threatened species; therefore, impacts to Swainson’s hawk nest trees require regulatory authorization from the CDFW prior to removal.</p>	<p>Prior to approval of final maps. Construction minimization measures shall occur throughout construction</p>	<p>City of Elk Grove Planning Department</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>Prior to approval of final maps</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
MM 5.4.8	<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. 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>Prior to approval of final maps. Construction minimization measures shall occur throughout construction</p>	<p>City of Elk Grove Planning Department</p>	
MM 5.4.9a	<p>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>Prior to approval of final maps</p>	<p>City of Elk Grove Planning Department</p>	
MM 5.4.9b	<p>Applicants shall ensure there is no net loss of riparian vegetation. Mitigation as required in regulatory permits issued through the CDFW, the USACE, or the RWQCB may be applied to satisfy this measure. Evidence of compliance with this mitigation measure shall be provided to the City prior to construction and grading activities for the proposed Project.</p>	<p>Prior to approval of final maps. Construction minimization measures shall occur throughout construction</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
MM 5.4.9c	<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>Prior to approval final maps</p>	<p>City of Elk Grove Planning Department</p>	
MM 5.5.1a	<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>As a condition of Project approval and implemented during grading or construction activities</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
MM 5.5.1b	<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>As a condition of Project approval and implemented during grading or construction activities</p>	<p>City of Elk Grove Planning Department</p>	
MM 5.5.1c	<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. If the site is deemed to have a high probability of Native American cultural resources, the site will require preconstruction coordination with the local Native American tribe. The applicant shall provide proof of this coordination to the City. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, the California Register of Historic Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include, but are not limited to, the following:</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>Prior to approval of each application</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<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 with appropriate standards:</p> <ol 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> </ol> <p>Any historical significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum.</p>	<p>Prior to approval of demolition permits or subsequent development projects involving the properties at 7809 Kammerer Road and 8011 Kammerer Road</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
MM 5.5.2	<p>If any paleontological resources (fossils) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist.</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>	As a condition of project approval and implemented during ground-disturbing activities	City of Elk Grove Planning Department	
MM 5.7.1	<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</li> </ul>	Prior to final design, building permit issuance	City of Elk Grove Planning Department	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>intent of this mitigation by installing on-site solar PV systems.</p> <ul style="list-style-type: none"> <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 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.</li> <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</li> </ul>			

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>design features for entrances and parking lots to encourage pedestrian access and safety between transit facilities, consistent with CAP Measure TACM-5.</p> <p>h. Indoor water conservation measures shall be incorporated, such as use of low-flow toilets, urinals, and faucets.</p> <p>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.</p>			
<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>Prior to approval of improvement plans and/or grading plans</p>	<p>City of Elk Grove Planning Department; Sacramento County Environmental Management Department</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</p>	<p>Prior to approval of improvement plans and/or grading plans</p>	<p>City of Elk Grove Planning Department; Sacramento County Environmental Management Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Department. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with the Sacramento County Environmental Management Department.			
MM 5.8.3c	Prior to the issuance of demolition permits for existing onsite structures constructed prior to 1979, asbestos material sampling shall be conducted to determine if asbestos containing building materials are present. Any identified asbestos containing building materials present in each of the structures to be dismantled shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal. These practices include, but are not limited to: containment of the area by plastic, negative air filtration, wet removal techniques, and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the Sacramento Metropolitan Air Quality Management District.	Prior to the issuance of demolition permits	City of Elk Grove Planning Department; Sacramento Metropolitan Air Quality Management District	
MM 5.8.3d	Prior to the issuance of demolition permits for existing onsite structures that were constructed prior to 1970, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, State, and federal regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take precautions in accordance with local, state, and federal regulations to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint.	Prior to the issuance of demolition permits and included in construction contracts	City of Elk Grove Planning Department	
MM 5.8.3e	Prior to approval of improvement plans and/or a grading permit for development of properties that formerly contained, or currently contain, dairy operations or debris piles, the Project applicant shall retain a qualified environmental consultant to prepare a Phase 2	Prior to approval of improvement plans and/or grading plans	City of Elk Grove Planning Department; Sacramento	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>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>County Environmental Management Department</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 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>Prior to approval of improvement plans and/or grading plans</p>	<p>City of Elk Grove Planning Department; SMUD</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<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>Prior to improvement plan approval</p>	<p>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 City’s SDMP, are still met.</p>	<p>As a condition of Project approval and implemented during review of individual development projects</p>	<p>City of Elk Grove Public Works Department</p>	
<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> </ul>	<p>Prior to and during construction</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>b. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and shrouds, in accordance with manufacturers' recommendations.</p> <p>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.</p> <p>d. All motorized construction equipment and vehicles shall be turned off when not in use.</p> <p>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.</p>			
<p><b>MM 5.10.3</b></p>	<p>The City shall require acoustical assessments to be prepared as part of the environmental review process for future land use development projects. The acoustical assessments shall evaluate potential environmental noise impacts attributable to the proposed Project, as well as the compatibility of proposed land uses in comparison to applicable City noise standards. Where the acoustical analysis determines that noise levels would exceed applicable City noise standards, noise reduction measures shall be identified and included in the Project. Such measures may include, but are not limited to, the incorporation of setbacks, sound barriers, berms, hourly limitations, or equipment enclosures. The emphasis of such measures shall be placed on site planning and Project design. The acoustical analysis shall be prepared in accordance with City requirements, as noted in the City's General Plan, Table NO-B, Requirements for Acoustical Analysis.</p>	<p>Prior to construction</p>	<p>City of Elk Grove Planning Department</p>	
<p><b>MM 5.10.4</b></p>	<p>A vibration impact assessment shall be prepared for construction projects that would involve the use of major vibration-generating equipment (e.g., pile drivers, vibratory rollers) that could generate groundborne vibration levels in excess of 0.2 in/sec ppv at nearby</p>	<p>Prior to/during environmental review process</p>	<p>City of Elk Grove Planning Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>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><b>MM 5.13.1a</b></p>	<p>The City shall establish an analysis and tracking mechanism to determine when the roadway improvements identified in this EIR are triggered</p>	<p>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Public Works Department</p>	
<p><b>MM 5.13.1b</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) 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</li> </ul>	<p>Prior to approval of subsequent development projects</p>	<p>City of Elk Grove Public Works Department</p>	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>2)</p> <ul style="list-style-type: none"> <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> <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 style="text-align: center;">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>			
<b>MM</b>	The City shall require that the following roadway improvements are	Prior to approval	City of Elk	

MM Number	Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
5.13.5a	<p>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> <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>	of subsequent development projects	Grove Public Works Department	

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