

## **APPENDIX A**

---

### Mitigation Monitoring and Reporting Program



# Elk Grove Sphere of Influence Amendment and Multi-Sport Park Complex Mitigation Monitoring and Reporting Program



Prepared for:

Sacramento LAFCo  
1112 I Street, Suite 100  
Sacramento, CA 95814-2836

Contact:

Don Lockhart, AICP  
916/874-6458

and

City of Elk Grove  
8401 Laguna Palms Way  
Elk Grove, CA 95758

Contact:

Christopher Jordan, AICP  
Assistant to the City Manager  
916/478-2222

Prepared by:

AECOM  
2020 L Street, Suite 400  
Sacramento, CA 95811

Contact:

Matthew Gerken, AICP  
Project Manager  
916/414-5800

**AECOM**

march 2019



# TABLE OF CONTENTS

<b>Section</b>	<b>Page</b>
<b>MITIGATION MONITORING AND REPORTING PROGRAM.....</b>	<b>MMRP-1</b>
California Environmental Quality Act Requirement.....	MMRP-1
Purpose of Mitigation Monitoring and Reporting Program .....	MMRP-1
Roles and Responsibilities.....	MMRP-1
Changes to Mitigation Measures .....	MMRP-2
Support Documentation.....	MMRP-2
<b>REFERENCES.....</b>	<b>MMRP-37</b>

## Table

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR.....	MMRP-3
-------------------------------------------------------------------------------------------------------------------	--------

# ACRONYMS AND OTHER ABBREVIATIONS

ARB	California Air Resources Board
BMPs	best management practices
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Elk Grove
Conservation Operator	third-party, nonprofit conservation organization
CRHR	California Register of Historical Resources
CWA	Clean Water Act
County	Sacramento County
dbh	diameter at breast height
DPR	Department of Parks and Recreation
EA	Environmental Assessment
EGMC	Elk Grove Municipal Code
EPA	Environmental Protection Agency
ESA	Federal Endangered Species Act
FEIR	Final Environmental Impact Report
GHG	Greenhouse Gas Emissions
hp	horsepower
HVAC	heating ventilation and air conditioning
LAFCo	Local Agency Formation Commission
lb/day	pound per day
LOS	level of service
MBTA	Migratory Bird Treaty Act
MERV	Minimum Efficiency Reporting Value
MMRP	Mitigation Monitoring and Reporting Program
mph	miles per hour
NAHC	Native American Heritage Commission
NO <sub>x</sub>	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
PG&E	Pacific Gas and Electric Company
PM <sub>10</sub>	particulate matter with aerodynamic diameter less than 10 microns
PM <sub>2.5</sub>	particulate matter with aerodynamic diameter less than 2.5 microns
proposed project	Elk Grove SOI Amendment and Multi-Sport Park Complex
ROG	reactive organic gas
RWQCB	Regional Water Quality Control Board
SASD	Sacramento Area Sewer District formerly known as County Sanitation District-1
SCWA	Sacramento County Water Agency
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMUD	Sacramento Municipal Utility District
SOIA	Sphere of Influence Amendment
SRCSD	Sacramento Regional County Sanitation District
SRWTP	Sacramento Regional Wastewater Treatment Plant
TAC	toxic air contaminant
TRU	transport refrigeration unit
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
VdB	vibration decibels
VELB	valley elderberry longhorn beetle

# **MITIGATION MONITORING AND REPORTING PROGRAM**

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENT**

Where a California Environmental Quality Act (CEQA) document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the Elk Grove SOI Amendment and Multi-Sport Park Complex (the Project), as set forth in the Final Environmental Impact Report (FEIR).

Sacramento Local Agency Formation Commission (LAFCo) and the City of Elk Grove are the Co-lead Agencies that must adopt the MMRP for development and operation of the Project. This report will be kept on file with Sacramento Local Agency Formation Commission, 1112 I Street, Suite 100 Sacramento, California 95814 and City of Elk Grove, Development Services Department, 8401 Laguna Palms Way, Elk Grove, CA 95758.

The CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a lead agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the Project, as identified in the EIR.

## **PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM**

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP is intended to be used by LAFCo and City staff and others responsible for Project implementation.

This document identifies the individual mitigation measures, the party responsible for monitoring implementation of the measure, the timing of implementation, and space to confirm implementation of the mitigation measures.

## **ROLES AND RESPONSIBILITIES**

LAFCo and the City will oversee monitoring and documenting the implementation of mitigation measures, as applicable. Project applicants and construction contractors are responsible for fully understanding and effectively implementing all of the mitigation measures contained within this MMRP. Certain mitigation measures also will require that project applicants coordinate or consult with one or more other public agencies in implementing mitigation measures specified herein.

## CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP is required to be reported in writing. Modifications to the mitigation measures may be made by the responsible agency, subject to one of the following findings, and documented by evidence included in the public record:

- ▶ The mitigation measure included in the FEIR and the MMRP is no longer required because the significant environmental impact identified in the FEIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

- ▶ The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the FEIR and the MMRP; and,
- ▶ The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the FEIR and the proposed project; and,
- ▶ The modified or substitute mitigation measures are feasible, and the responsible agency, through measures included in the MMRP or other procedures, can ensure implementation.

## SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

This MMRP will be kept on file at:

Sacramento Local Agency Formation Commission  
1112 I Street, Suite 100  
Sacramento, CA 95814

and

City of Elk Grove  
Development Services Department  
8401 Laguna Palms Way  
Elk Grove, CA 95758



Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.2 Aesthetics</b>					
<b>3.2-2</b>	<p><b>Prepare and Implement a Tree Mitigation Plan to Reduce Effects on Trees of Local Importance</b></p> <p>Mitigation for the removal of trees of local importance shall be provided according to the Elk Grove Municipal Code, Title 19, “Trees,” Chapter 19.12, “Tree Preservation and Protection.” Mitigation will provide 1 new inch dbh of tree for each inch dbh lost (1:1 ratio) through on-site or off-site replacement, payment of an in-lieu fee, or on-site or off-site relocation.</p>	Before approval of final plans and issuance of building permits	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		
<b>3.2-3a</b>	<p><b>Minimize Over-Lighting</b></p> <p>The City of Elk Grove will implement the following specific measures to minimize over-lighting in the SOIA Area, including the multi-sport park complex, consistent with Elk Grove Zoning Code:</p> <ul style="list-style-type: none"> <li>▶ Exterior lighting shall be architecturally integrated with the building style, material and colors and be of a human scale.</li> <li>▶ Design pole heights and light shielding to minimize spillover and skyglow.</li> <li>▶ Schedule the use of outdoor lights and use an automated lighting control system to turn off unused lights.</li> <li>▶ The hours of operation for the lighting system for any game or event shall not exceed one (1) hour after the end of the event.</li> <li>▶ Schedule field use to emphasize using fields at the southern end of the site to increase the distance of night lighting from residential areas.</li> <li>▶ Prepare and implement an operational plan to meet or exceed field lighting standards for field sports events established by oversight organizations (e.g., California Interscholastic Federation).</li> <li>▶ Use methods to provide lower intensity light (“dimming”) for events that require less lighting and during post-event periods as teams leave the field and spectators move toward the parking lots.</li> <li>▶ Implement a monitoring plan to ensure that light levels in adjacent residential areas do not exceed thresholds listed in the Elk Grove Design Guidelines.</li> </ul>	Before approval of final plans and issuance of building permits	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.2-3b</b>	<p><b>Minimize Glare</b></p> <p>Consistent with Elk Grove Zoning Code, future development within the SOIA Area shall avoid the use of materials that could cause glare, such as reflective, mirrored, or black glass. Buildings that are allowed to use semi-reflective glass will be oriented to minimize the reflection of sunlight to sensitive receptors. Where the light source from an outdoor light fixture is visible beyond the property line, shielding shall be required to reduce glare so that the light source is not visible from within any residential dwelling unit.</p>	Before approval of final plans and issuance of building permits	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		
<b>3.3 Agricultural Resources</b>					
<b>3.3-1</b>	<p><b>Preserve Agricultural Land</b></p> <p>Project applicants shall protect one (1) acre of existing farmland land of equal or higher quality for each acre of Farmland of Statewide Importance 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 to ensure the preservation of the land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson’s hawk foraging habitat mitigation) that substantially impairs or diminishes the agricultural productivity of the land. The farmland/wildlife habitat land to be preserved must have adequate water supply to support agricultural use. The City shall consider the benefits of preserving farmlands in proximity to other protected lands. The preservation of farmland may be done at one time, or in increments with the buildout of the SOIA Area.</p> <p>The total acres of land conserved will be based on the total on-site agriculture acreage converted to urban uses. Conserved agriculture areas may include areas within the SOIA Area, lands secured for permanent habitat enhancement (e.g., giant garter snake habitat, Swainson’s hawk habitat), or additional land identified by the City. The City shall locate preserved farmland within Sacramento County. Conservation easement content standards shall include, at a minimum: land encumbrance documentation; documentation that the easements are permanent, monitored, and appropriately endowed for administration, monitoring, and enforcement of the easements; prohibition of activity which substantially impairs or diminishes the agricultural productivity of the land; and protection of water rights.</p> <p>The following or equally effective minimum conservation easement content standards are required:</p> <p>a) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land.</p>	Before approval of final plans and issuance of grading permits	Project applicant(s) for future development City of Elk Grove for the multi-sport park complex		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR				
Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
			Action	Date Completed
<p>b) The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land.</p> <p>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.</p> <p>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.</p> <p>e) Interests in agricultural/habitat mitigation land shall be held in trust by an entity acceptable to the City and/or by the City in perpetuity. The entity shall not sell, lease, or convey any interest in agricultural/wildlife habitat mitigation land that it acquires without the City’s prior written approval.</p> <p>f) An agricultural/wildlife habitat mitigation monitoring fee is required to cover the costs of administering, monitoring, and enforcing the document.</p> <p>g) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.</p> <p>h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall be transferred to another entity acceptable to the City or transferred to the City.</p> <p>City approval is required for the selection of farmland proposed for preservation.</p>				
<p><b>3.3-3 Prepare an Agricultural Land Use Compatibility Plan</b></p> <p>Before approval of final plans for development of the multi-sports complex and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall prepare an agricultural land use compatibility plan for the SOIA Area. The plan may include establishing a buffer zone; providing additional suitable barriers, such as on-site fencing or walls, between the edge of development and the adjacent agricultural operations; or other measures, as directed by the City of Elk Grove. The City of Elk Grove would verify that the agricultural land use compatibility plan, as prepared, will reduce conflicts between ongoing agricultural operations and adjacent urban uses before issuance of grading permits for future development within the SOIA Area, including the multi-sports complex.</p>	<p>Before approval of final plans for development of the multi-sports complex</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>Project applicant(s) for future development</p> <p>LAFCo</p> <p>City of Elk Grove for the multi-sport complex</p>		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR				
Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
			Action	Date Completed
<b>3.4 Air Quality</b>				
<b>3.4-1a Implement the SMAQMD Basic Construction Emission Control Practices and Enhanced Exhaust Control Practices</b>  During construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, for those projects that exceed the applicable thresholds of significance for ROG, NO <sub>x</sub> , PM <sub>10</sub> , or PM <sub>2.5</sub> emissions, the City of Elk Grove shall require the following measures to mitigate construction emissions impacts, or other best practices recommended by SMAQMD at the time of construction.  a. Basic Construction Emission Control Practices identified by the SMAQMD as listed below, or as they may be updated in the future: <ul style="list-style-type: none"> <li>- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.</li> <li>- Cover or maintain at least 2 feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.</li> <li>- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry powered sweeping is prohibited.</li> <li>- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).</li> <li>- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.</li> <li>- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.</li> </ul>	Prior to and during construction of the multi-sport complex and off-site improvements  At the time of submittal of any application to annex territory within the SOIA Area  Before approval for those projects that exceed the applicable thresholds of significance for ROG, NO <sub>x</sub> , PM <sub>10</sub> , or PM <sub>2.5</sub> emissions  At least <u>4 business days</u> prior to the use of heavy-duty off-road equipment	Project applicant(s) and construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR				
Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
			Action	Date Completed
<p>b. If, after application of the Basic Construction Emission Control Practices, emissions would still exceed relevant SMAQMD thresholds, implement the SMAQMD Enhanced Exhaust Control Practices as listed below, or as they may be updated in the future:</p> <ul style="list-style-type: none"> <li>- Provide a plan, for approval by SMAQMD, demonstrating that the heavy-duty (50 horsepower [hp] or more) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average of 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most current California Air Resources Board (ARB) fleet average that exists at the time of construction. SMAQMD's Construction Mitigation Calculator can be used to identify an equipment fleet that achieves this reduction.</li> <li>- 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.</li> <li>- Submit to SMAQMD a list of all equipment that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.</li> <li>- At least 4 business days prior to the use of heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</li> <li>- Ensure that emissions from all off-road diesel powered equipment do not exceed 40 percent opacity for more than 3 minutes in any 1 hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. Non-compliant equipment shall be documented and a summary provided to the lead agency and 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 the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey.</li> </ul> <p>SMAQMD staff and/or other officials may conduct periodic site inspections to determine compliance.</p>				

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.4-1b</b>	<p><b>Use Off-Site Mitigation Fee for NO<sub>x</sub> Emissions Generated by Construction</b></p> <p>If, after updates to scheduling for on-site construction and off-site improvements, the multi-sport park complex project would result in NO<sub>x</sub> emissions that exceed the SMAQMD threshold of significance, even after implementation of the Basic Construction Emission Control Practices and Enhanced Exhaust Control Practices, the City will participate in SMAQMD’s off-site mitigation fee program. The mitigation fee will be set at a level that would bring NO<sub>x</sub> emissions to a less-than-significant level (i.e., less than 85 lb/day). Whether the fee is needed, and if it is needed, determining the fee amount shall be calculated when the daily construction emissions can be more accurately determined (based on actual equipment use and scheduling). Calculation of fees shall occur in consultation with SMAQMD staff before the approval of grading plans by the City.</p> <p>As projects in the SOIA Area outside the multi-sport park complex site are proposed, the City will assess the effectiveness of Basic Construction Emission Control Practices and Enhanced Exhaust Control Practices for addressing NO<sub>x</sub> emissions relative to SMAQMD threshold of significance. If, after development of project details and scheduling, any project within the SOIA Area would result in NO<sub>x</sub> emissions that exceed the SMAQMD threshold of significance, even after implementation of the Basic Construction Emission Control Practices and Enhanced Exhaust Control Practices, the subject project will participate in SMAQMD’s off-site mitigation fee program. The mitigation fee will be set at a level that would bring NO<sub>x</sub> emissions to a less-than-significant level (i.e., less than 85 lb/day). Whether the fee is needed, and if it is needed, determining the fee amount shall be calculated when the daily construction emissions can be more accurately determined (based on actual equipment use and scheduling). Calculation of fees shall occur in consultation with SMAQMD staff before the approval of grading plans by the City.</p>	Before approval of final plans and issuance of grading plans	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development within the SOIA Area		
<b>3.4-2</b>	<p><b>Implement Strategies to Reduce Potential Operational Emissions</b></p> <p>The City of Elk Grove shall require, as a part of the multi-sports park project and plans for development within the balance of the SOIA Area, the implementation of strategies to reduce operational ozone precursors. This can be in the form of an Air Quality Mitigation Plan or another enforceable mechanism. This would be submitted to SMAQMD for review and approval prior to the issuance of a building permit. The performance standard is to achieve a reduction in, or offset of operational ozone precursor emissions by at least 35 percent for the multi-sports park project and for development within the balance of the SOIA Area. The performance standard would be 15 percent for areas that have Land Use Designations under a future City General Plan update or amendment that are consistent with the current Metropolitan Transportation Plan/Sustainable Communities Strategy and the applicable State Implementation Plan. Reduction strategies can include policies and emissions reduction measures demonstrating compliance with the City of Elk Grove’s General Plan Conservation and Air Quality Element, including policies CAQ-29, CI-1,</p>	<p>Prior to issuance of a building permit for the multi-sport park and future development</p> <p>Prior to rezoning the SOIA Area if the performance standard cannot be fulfilled with an Air Quality Plan</p>	City of Elk Grove for the multi-sport park complex and for future development within the SOIA Area		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>CI-3, CI-4, CI-5, and CI-7 and actions CAQ-29-Action 1 and CAQ-29-Action 2 of the City's General Plan (or equivalent policies as may be amended) and Elk Grove Climate Action Plan reduction measures TACM-4 and TACM-5 (or equivalent measures as may be amended), in addition to reduction measures recommended by the SMAQMD, which may include the use of offsets. The City will plan for safe and convenient pedestrian, bicycle, and transit access and mobility as a part of the multi-sports park project and plans for development within the balance of the SOIA Area.</p> <p>If the performance standard cannot be fulfilled with an Air Quality Plan, the City of Elk Grove will consult with the SMAQMD regarding the use of an off-site mitigation fee. Any fee will be subject to consultation between SMAQMD and the City of Elk Grove when rezoning the property.</p>				
3.4-5	<p><b>Implement Guidelines in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective</b></p> <p>The City of Elk Grove shall require, as a part of plans for development within the SOIA Area outside the multi-sports park complex project, require the implementation of strategies to avoid exposure of sensitive receptors to substantial toxic air contaminant pollutant concentrations. Projects that would result in substantial TAC emissions directly or indirectly (e.g., industrial sources), that would expose sensitive receptors to substantial TAC concentrations (e.g., residential land uses located near existing TAC sources), the City of Elk Grove will implement ARB's <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> (Handbook) guidance concerning land use compatibility with regard to sources of TAC emissions, or ARB guidance as it may be updated in the future. If these guidelines are infeasible, and a project would have the potential to generate substantial TAC emissions or expose sensitive receptors to substantial TAC pollutant concentrations, the City will require project-level analysis and appropriate mitigation, as necessary, to ensure that sensitive receptors are not exposed to substantial pollutant concentrations. In the case of any proposed stationary source, in communication with the SMAQMD, the City will require, if necessary, a site-specific analysis for operational activities to determine whether health risks would exceed applicable health risk thresholds of significance. Site-specific analysis may include screen level analysis, dispersion modeling, and/or a health risk assessment, consistent with applicable guidance from the SMAQMD. Analyses shall take into account regulatory requirements for proposed uses.</p> <p>The City will require the project applicant(s) to identify and implement feasible mitigation measures to reduce any potentially significant effect and communicate with SMAQMD to identify measures to reduce exposure of sensitive receptors to substantial pollutant concentrations to levels consistent with thresholds recommended by the SMAQMD applicable at the time the project is proposed.</p>	Before approval of final plans	Project applicant(s)		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>If the results of analysis determine that the performance standard for this mitigation would be exceeded, actions shall be taken to reduce potential operational impacts which may include, but not necessarily limited to:</p> <ul style="list-style-type: none"> <li>▶ locating air intakes and designing windows to reduce particulate matter exposure by, for example, not allowing windows facing the source to open;</li> <li>▶ providing electrification hook-ups for TRUs to avoid diesel-fueled TRUs continuing to operate at loading docks during loading and unloading operations;</li> <li>▶ requiring the TAC-generating activity (e.g., loading docks) be located away from sensitive receptors;</li> <li>▶ incorporating exhaust emission controls on mobile and/or stationary sources (e.g., filters, oxidizers);</li> <li>▶ evaluate the potential to consolidate delivery or haul truck trips to increase the load and decrease vehicle trips;</li> <li>▶ provide building air filtration units with a Minimum Efficiency Reporting Value (MERV) that is adequate to address adjacent sensitive land uses according to performance standards of this mitigation measure;</li> <li>▶ Ensure adequate distance between existing and planned sensitive receptors and gasoline dispensing facilities, based on the proposed size and design of any gasoline-dispensing facilities.</li> </ul>				
<b>3.4-6</b>	<p><b>Reduce Exposure of Sensitive Receptors to Odorous Emissions</b></p> <p>The City of Elk Grove shall require, as a part of plans for development within the SOIA Area outside the multi-sports park complex project, implementation of strategies to avoid exposure of sensitive receptors to objectionable odors.</p> <ul style="list-style-type: none"> <li>▶ Project applicant(s) for residential development in areas adjacent to ongoing agricultural operations shall include a disclosure clause advising buyers and tenants of the potential adverse odor impacts in the deeds to all residential properties. Residential subdivisions shall provide notification to buyers in writing of odors associated with existing dairies, agricultural burning, and decay of agricultural waste.</li> <li>▶ For existing odor-producing sources, sensitive receptors shall be sited as far away as possible from the existing sources.</li> <li>▶ For new project-generated odor-producing sources, sensitive receptors shall be sited as far away as possible from the new sources.</li> <li>▶ Apply SMAQMD Recommended Odor Screening Distances in the siting of land uses.</li> </ul>	Prior to the approval of any subdivision map for future residential development within the SOIA Area	Project applicant(s)		



Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR				
Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
			Action	Date Completed
<b>3.5 Biological Resources</b>				
<p><b>3.5-1 Conduct Special-status Plant Surveys; Implement Compensatory Mitigation for Special-status Plants</b></p> <p>Before any vegetation removal or ground-disturbing activities for construction of the multi-sport park complex project, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate the potential loss of Sanford’s arrowhead:</p> <ul style="list-style-type: none"> <li>▶ Retain a qualified botanist to conduct protocol-level preconstruction special-status plant surveys for potentially occurring species following the CDFW rare plant survey protocols (CDFG 2009) or the most recent CDFW rare plant survey protocols. All plant species encountered shall be identified to the taxonomic level necessary to determine species status. The surveys shall be conducted no more than 5 years prior and no later than the blooming period immediately preceding the approval of a grading or improvement plan or any ground disturbing activities, including grubbing or clearing.</li> <li>▶ Notify CDFW, as required by the California Native Plant Protection Act, if any special-status plants are found. Notify USFWS if any plant species listed under the ESA are found.</li> <li>▶ Develop a mitigation and monitoring plan to compensate for the loss of special-status plant species found during preconstruction surveys, if any. The mitigation and monitoring plan shall be submitted to CDFW or USFWS, as appropriate depending on species status, for review and comment. The City shall consult with these entities, as appropriate, depending on species status, before approval of the plan to determine the appropriate mitigation measures for impacts on any special-status plant population. Mitigation measures may include preserving and enhancing existing on-site populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or preserving occupied habitat off-site in sufficient quantities to offset loss of occupied habitat or individuals.</li> <li>▶ If transplantation is part of the mitigation plan, include the following elements in the plan: a description and map of mitigation sites; details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, and monitoring and reporting requirements; remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements; and sources of funding to purchase, manage, and preserve the sites. The following performance standards shall be applied: <ul style="list-style-type: none"> <li>- The extent of occupied area and the flower density in compensatory reestablished populations shall be equal to or greater than the affected occupied habitat and shall be self-producing.</li> </ul> </li> </ul>	<p>Before any vegetation removal or ground-disturbing activities for construction of the multi-sport park complex project</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex</p> <p>Project applicant(s) for future development within the SOIA Area</p>		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>- Reestablished populations shall be considered self-producing when:                             <ul style="list-style-type: none"> <li>▪ plants reestablish annually for a minimum of 5 years with no human intervention, such as supplemental seeding; and</li> <li>▪ reestablished habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types.</li> </ul> </li> <li>▶ If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate, to target the preservation of long-term, viable populations.</li> </ul>				
<b>3.5-2a</b>	<p><b>Conduct VELB Surveys</b></p> <p>Before any vegetation removal or ground-disturbing activities for construction of the multi-sport park complex site and off-site improvement areas, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measure to mitigate the potential for impacts on VELB:</p> <p>A qualified biologist to survey for the presence of elderberry shrubs with stems measuring than 1-inch diameter at ground level. Surveys shall be conducted in accordance with USFWS' <i>Conservation Guidelines for the Valley Elderberry Longhorn Beetle</i> (USFWS 1999). 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.</p>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		
<b>3.5-2b</b>	<p><b>Establish a Construction Buffer and Initiate Consultation with USFWS</b></p> <p>If elderberry shrubs are detected with stems greater than 1 inch in diameter and with evidence of VELB occupancy in the multi-sport park complex site or in the balance of the SOIA Area or off-site improvement areas, the City of Elk Grove shall require the following measures to avoid, minimize, or mitigate effects on VELB, in accordance with USFWS' <i>Conservation Guidelines for the Valley Elderberry Longhorn Beetle</i> (USFWS 1999):</p> <ul style="list-style-type: none"> <li>▶ Fence and flag all areas to be avoided during construction activities. In areas where encroachment on the 100-foot buffer has been approved by the Service, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.</li> <li>▶ Brief contractors and work crews about the status of the beetle and the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.</li> </ul>	<p>Prior to issuance of a grading permit and during construction</p>	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>Erect signs every 50 feet along the edge of the avoidance area with the following information: "This area is habitat of the VELB, a threatened species, and must not be disturbed. This species is protected by the ESA, 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> </ul>				
	<p>If avoidance of an elderberry shrub and establishment of a 100-foot buffer is not practicable, initiate consultation with USFWS to determine if Incidental Take authorization need to be obtained from the USFWS, and if compensatory mitigation is required according to the guidelines identified in USFWS' <i>Conservation Guidelines for the Valley Elderberry Longhorn Beetle</i> (USFWS 1999). This may include, but is not limited to, establishment of a conservation area to be maintained in perpetuity, transplanting elderberry shrubs that cannot be avoided, planting elderberry seedlings, planting associated native vegetation, and monitoring and maintenance of the conservation area. With USFWS approval, payment to a mitigation bank or payment into an in-lieu fee fund may be used to satisfy this measure.</p>				
<b>3.5-3a</b>	<p><b>Avoid Direct Loss of Swainson's Hawk and Other Raptors</b></p> <p>Before construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate the potential loss of nesting Swainson's hawks and other nesting raptors:</p> <ul style="list-style-type: none"> <li>Tree and vegetation removal shall be completed during the nonbreeding season for raptors (September 1–February 15).</li> <li>To avoid, minimize, and mitigate potential impacts on Swainson's hawk and other raptors (not including burrowing owl) nesting on or adjacent to the SOIA Area or possible off-site improvement areas, retain a qualified biologist to conduct preconstruction surveys and identify active nests on and within 0.5 mile of the project site for construction activities conducted during the breeding season (March 1–September 15). The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction. Guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) or future applicable updates to this guidance shall be followed for surveys for Swainson's hawk. If no nests are found, no further mitigation will be required.</li> </ul>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex Project applicant(s) for future development</p>		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>Impacts on nesting Swainson’s hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. No project activity shall commence within the buffer areas until a qualified biologist has determined, in consultation with CDFW, the young have fledged, the nest is no longer active, or reducing the buffer would not result in nest abandonment. The buffer distance for Swainson’s hawk nests shall be determined by a qualified biologist and the City, in consultation with CDFW, based on the distance required to avoid adversely affecting the nest(s).</p> <ul style="list-style-type: none"> <li>▶ The appropriate no-disturbance buffer for other raptor nests (i.e., species other than Swainson’s hawk) shall be determined by a qualified biologist based on site-specific conditions, the species of nesting bird, nature of the project activity, visibility of the disturbance from the nest site, and other relevant circumstances.</li> <li>▶ Monitoring of all active raptor nests by a qualified biologist during construction activities will be required if the activity has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The qualified biologist will have the authority to shut down construction activities within a portion or all of a construction site if necessary to avoid nest abandonment or take of individuals. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined appropriate by a qualified biologist.</li> </ul>				
<b>3.5-3b</b>	<p><b>Avoid Loss of Burrowing Owl</b></p> <p>Before construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate the potential loss of burrowing owl:</p> <ul style="list-style-type: none"> <li>▶ To avoid, minimize, and mitigate potential impacts on burrowing owl, retain a qualified biologist to conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 1,500 feet of the project site. Surveys will be conducted before the start of construction activities and in accordance with Appendix D of CDFW’s <i>Staff Report on Burrowing Owl Mitigation</i> (2012) or the most recent CDFW protocols.</li> <li>▶ If no occupied burrows are found, a letter report documenting the survey methods and results will be submitted to the City and CDFW and no further mitigation will be required.</li> <li>▶ If an active burrow is found during the nonbreeding season (September 1 through January 31), owls will be passively relocated to suitable habitat outside of the project area, in consultation with CDFW. No burrowing owls will be excluded from occupied burrows until a burrowing owl exclusion and relocation plan is developed in consultation with CDFW.</li> </ul>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex</p> <p>Project applicant(s) for future development</p>		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>▶ If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows will not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer will depend on the time of year and level of disturbance, as outlined in the CDFW Staff Report (CDFW 2012:9) or the most recent CDFW protocols. Once the fledglings are capable of independent survival, the owls will be relocated to suitable habitat outside the project area, in accordance with a burrowing owl exclusion and relocation plan developed in consultation with CDFW and the burrow will be destroyed to prevent owls from reoccupying it. No burrowing owls will be excluded from occupied burrows until a burrowing owl exclusion and relocation plan is approved by the City in consultation with CDFW. Following owl exclusion and burrow demolition, the site shall be monitored by a qualified biologist to ensure burrowing owls do not recolonize the site before construction.</li> <li>▶ If active burrowing owl nests are found on the project site and these nest sites are lost as a result of implementing the project, the project applicant shall mitigate the loss through preservation of other known nest sites in Sacramento County, at a minimum ratio of 1:1, according to the provisions of a mitigation and monitoring plan for the compensatory mitigation areas.</li> <li>▶ The mitigation and monitoring plan will include detailed information on the habitats present within the preservation areas, the long-term management and monitoring of these habitats, legal protection for the preservation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). All burrowing owl mitigation lands shall be preserved in perpetuity and incompatible land uses shall be prohibited in habitat conservation areas.</li> <li>▶ Burrowing owl mitigation land shall be transferred, through either conservation easement or fee title, to a third-party, nonprofit conservation organization (Conservation Operator), with the City and CDFW named as third-party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt nonprofit conservation organization that meets the criteria of Civil Code Section 815.3(a) and shall be selected or approved by the City, after consultation with CDFW. The City, after consultation with CDFW and the Conservation Operator, shall approve the content and form of the conservation easement. The City and the Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to ensure compliance with the terms of the easement.</li> </ul>				

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
3.5-3c	<p><b>Implement the City of Elk Grove Swainson’s Hawk Foraging Habitat Mitigation Program</b></p> <p>Before construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require compliance with the City’s Swainson’s Hawk Foraging Habitat Mitigation Program as it exists in Chapter 16.130 of the Municipal Code, or as it may be amended in the future.</p>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex Project applicant(s) for future development</p>		
3.5-4	<p><b>Avoid Direct Loss of Loggerhead Shrike and Protected Bird Nests</b></p> <p>Before construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate the potential loss of protected bird nests:</p> <ul style="list-style-type: none"> <li>▶ To the extent feasible, vegetation removal, grading, and other ground-disturbing activities will be carried out during the nonbreeding season for protected bird species in this region (generally September 1–January 31).</li> <li>▶ For vegetation removal, grading, and other ground-disturbing activities that would occur during the nesting season (February 1–August 31), conduct a preconstruction survey. The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat for any protected bird species. The survey shall be conducted within 14 days before vegetation removal, grading, and other ground-disturbing activities begin.</li> <li>▶ If an active nest of loggerhead shrike, song sparrow, other special-status bird species, or common bird species protected by the MBTA or California Fish and Game Code is found, the qualified biologist shall establish a buffer around the nest. No construction activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. The size of the buffer shall be determined in consultation with CDFW. Buffer size is anticipated to range from 50 to 500 feet, depending on the species of bird, nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances, as determined by a qualified biologist, in consultation with CDFW.</li> </ul>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex Project applicant(s) for future development</p>		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>Monitoring of all protected nests by a qualified biologist during construction activities will be required if the activity has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.</li> </ul>				
<b>3.5-5</b>	<p><b>Avoid Impacts on Tricolored Blackbird Colonies</b></p> <p>Before construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate the potential impacts on nesting colonies of tricolored blackbirds:</p> <ul style="list-style-type: none"> <li>A qualified biologist shall conduct preconstruction surveys to determine if active tricolored blackbird nests are present within a project footprint or within 500 feet of a project footprint. The biologist shall conduct preconstruction surveys within 30 days and within 3 days of ground-disturbing activities, and within the proposed project footprint and 500 feet of the proposed project footprint to determine the presence of nesting tricolored blackbird. Preconstruction surveys shall be conducted during the breeding season (March 1 through August 31). Surveys conducted in February (to meet preconstruction survey requirements for work starting in March) must be conducted within 14 days and 3 days in advance of ground-disturbing activities.</li> <li>If active nests are found within the project footprint or within 500 feet of any project-related activity, a 500-foot temporary buffer around the active nest shall be maintained until the young have fledged. A qualified biologist experienced with tricolored blackbird behavior shall monitor the nest throughout the nesting season and to determine when the young have fledged. The biologist will be on-site daily while construction-related activities are taking place near the disturbance buffer. Work within the nest disturbance buffer will not be permitted. If the approved biologist determines that tricolored blackbirds are exhibiting agitated behavior, construction shall cease until the buffer size is increased to a distance necessary to result in no harm or harassment to the nesting tricolored blackbirds. If the biologist determines that the colonies are at risk, a meeting with CDFW will be held to determine the best course of action to avoid nest abandonment or take of individuals. The biologist will also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a tricolored blackbird flies into an active construction zone (i.e., outside the buffer zone).</li> </ul>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex</p> <p>Project applicant(s) for future development</p>		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.5-6</b>	<p><b>Avoid Direct Loss of American Badgers</b></p> <p>Before construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate impacts on American badger.</p> <ul style="list-style-type: none"> <li>▶ A qualified biologist shall conduct preconstruction surveys for American badger in areas that will be subject to ground-disturbing activities. The survey shall be conducted no more than 2 weeks before initiation of construction activities. If an American badger or active burrow, indicated by the presence of badger sign (i.e., suitable shape and burrow-size, scat) is found within the construction area during preconstruction surveys, the CDFW will be consulted to obtain permission for animal relocation. If the qualified biologist determines that potential dens are inactive, the biologist shall excavate these dens by hand with a shovel to prevent badgers from reusing them during construction.</li> <li>▶ If the qualified biologist determines that potential dens may be active, the entrances of the dens shall be blocked with soil, sticks, and debris for 3–5 days to discourage use of these dens before project disturbance. The den entrances shall be blocked to an incrementally greater degree over the 3- to 5-day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent reuse during construction.</li> </ul>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex</p> <p>Project applicant(s) for future development</p>		
<b>3.5-7</b>	<p><b>Avoid, Minimize, or Compensate for Loss of Waters of the United States and Waters of the State</b></p> <p>Before construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate the potential loss of waters:</p> <ul style="list-style-type: none"> <li>▶ Conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratories 1987) and Arid West Supplement (Environmental Laboratories 2008) or applicable guidance manual that is in place at the time of application for proposed development that could adversely affect waters of the State or United States. The delineation shall map and quantify the acreage of all aquatic habitats and shall be submitted to USACE for verification and jurisdictional determination.</li> <li>▶ Off-site improvements shall be planned and designed to avoid waters of the United States, including wetlands, and waters of the state to the maximum extent technically feasible and appropriate. Avoidance shall be deemed technically feasible and appropriate if the habitat may be preserved on-site while still obtaining the project purpose and objectives and if the preserved</li> </ul>	<p>Before construction of the multi-sport park complex project and off-site improvements</p> <p>At the time of submittal of any application to annex territory within the SOIA Area</p>	<p>City of Elk Grove for the multi-sport park complex</p> <p>Project applicant(s) for future development</p>		



Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR				
Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
			Action	Date Completed
<p>aquatic habitat could reasonably be expected to continue to provide the same habitat functions following project implementation.</p> <ul style="list-style-type: none"> <li>▶ The project applicant for each project requiring fill of waters shall replace or restore on a “no-net-loss” basis the function of all wetlands and other waters that would be removed as a result of implementing the respective project. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the Central Valley RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.</li> <li>▶ Mitigation methods may consist of establishment of aquatic resources in upland habitats where they did not exist previously, reestablishment (restoration) of natural historic functions to a former aquatic resource, enhancement of an existing aquatic resource to heighten, intensify, or improve aquatic resource functions, or a combination thereof. The compensatory mitigation may be accomplished through purchase of credits from a USACE-approved mitigation bank, payment into a USACE-approved in-lieu fee fund, or through permittee-responsible on-site or off-site establishment, reestablishment, or enhancement, depending on availability of mitigation credits.</li> <li>▶ If applicable, project applicants shall obtain a USACE Section 404 Individual Permit and Central Valley RWQCB Section 401 water quality certification before any groundbreaking activity within 50 feet of waters of the United States or discharge of fill or dredge material into any water of the United States, or meet waste discharge requirements for impacts to waters of the state.</li> <li>▶ The project applicant shall have a qualified biologist prepare a wetland mitigation plan to describe how the loss of aquatic functions for each project will be replaced. The mitigation plan will describe compensation ratios for acres filled, and mitigation sites, a monitoring protocol, annual performance standards and final success criteria for created or restored habitats, and corrective measures to be applied if performance standards are not met.</li> <li>▶ Permittee-responsible mitigation habitat shall be monitored for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved mitigation plan have been met, whichever is longer.</li> <li>▶ Water quality certification pursuant to Section 401 of the CWA, or waste discharge requirements (for waters of the state), will be required before issuance of a Section 404 permit. Before construction in any areas containing aquatic features that are waters of the United States, the project applicant(s) shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification and/or waste discharge requirements (for waters of the state), shall be implemented. Project applicant(s) shall obtain a</li> </ul>				

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	General Construction Stormwater Permit from the Central Valley RWQCB, prepare a stormwater pollution prevention plan, and implement best management practices (BMPs) to reduce water quality effects during construction.				
<b>3.5-11</b>	<p><b>Avoid, Minimize, or Compensate for Loss of Riparian Habitat and Sensitive Natural Communities</b></p> <p>Retain a qualified botanist to identify, map, and quantify riparian habitat and other sensitive natural communities in proposed off-site improvement areas before final project design is completed. Off-site improvement projects shall be planned and designed to avoid loss or substantial degradation of riparian habitat and other sensitive natural communities, if technically feasible and appropriate. Avoidance shall be deemed technically feasible and appropriate if the features may be preserved on-site while still obtaining the project purpose and objectives and if the preserved habitat/community could reasonably be expected to provide comparable habitat functions following project implementation. The avoidance measures shall include relocating off-site improvement components, as necessary and where practicable alternatives are available, to prevent direct loss of riparian habitats and other sensitive natural communities.</p> <p>If riparian habitat or other sensitive natural communities are present in off-site improvement areas and cannot feasibly be avoided, the project applicant shall coordinate with the City of Elk Grove and CDFW to determine appropriate mitigation for removal of riparian habitat and sensitive natural communities resulting from project implementation. Mitigation measures may include restoration of affected habitat on-site, habitat restoration off-site, or preservation and enhancement of existing habitat/natural community offsite. The compensation habitat shall be similar in composition and structure to the habitat/natural community to be removed and shall be at ratios adequate to offset the loss of habitat functions in the affected off-site improvement area.</p> <p>If required, the project applicants shall obtain a Section 1602 streambed alteration agreement from CDFW and comply with all conditions of the agreement.</p>	Prior to the approval of final project designs	City of Elk Grove for the multi-sport park complex  Project applicant(s) for future development		
<b>3.6 Cultural Resources</b>					
<b>3.6-2a</b>	<p><b>Conduct a Cultural Resources Inventory for Archaeological and/or Historic Architectural Resources</b></p> <p><b>Archaeology</b></p> <p>Prior to the approval of subsequent development projects in the SOIA Area, the City will require that a qualified cultural resources specialist conduct a survey and inventory for archaeological resources that would include field survey, review of updated information from the North Central Information Center and other applicable data repositories, and updated Native American</p>	Prior to the approval of subsequent development projects in the SOIA Area	Project applicant(s)		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>consultation. All identified cultural resources will be recorded using the appropriate California Department of Parks and Recreation (DPR) cultural resources recordation forms. The results of the inventory efforts will be documented in a technical report and submitted to the City. Cultural resources will be evaluated for eligibility for inclusion in the CRHR and the Elk Grove Register of Historic Resources and evaluations will be conducted by individuals who meet the Secretary of the Interior’s professional qualification standards in archaeology. If the evaluation is negative (i.e., not historically significant), no further mitigation is required. If the property is found to be an historical resource, the project proponent shall be required to implement mitigation if the proposed project has a substantial adverse change to a historical resource, including physical damage, destruction, relocation, or alteration of the property that materially alters in an adverse manner those physical characteristics of the property that conveys its significance for inclusion in or eligibility for the CRHR or local register.</p> <p><b>Historic Architecture</b></p> <p>Prior to the approval of subsequent development projects in the SOIA Area, the City will require that a qualified cultural resources specialist conduct a survey and inventory for historic-age built environment resources. The inventory will include a field survey, review of updated information from the North Central Information Center and other applicable data repositories, and interested parties outreach. All identified resources will be recorded using the appropriate California Department of Parks and Recreation (DPR) cultural resources recordation forms. The results of the inventory efforts will be documented in a technical report and submitted to the City. Cultural resources will be evaluated for eligibility for inclusion in the CRHR and the Elk Grove Register of Historic Resources and evaluations will be conducted by individuals who meet the Secretary of the Interior’s professional qualification standards in history and/or architectural history. If the evaluation is negative (i.e., not historically significant), no further mitigation is required. If the property is found to be an historical resource, the project proponent shall be required to implement mitigation if the proposed project has a substantial adverse change to a historical resource, including physical damage, destruction, relocation, or alteration of the property that materially alters in an adverse manner those physical characteristics of the property that conveys its significance for inclusion in or eligibility for the CRHR or local register.</p>				
<b>3.6-2b</b>	<p><b>Avoid Effects on Historical Resources</b></p> <p><b>Archaeology and Historic Architecture</b></p> <p>If the evaluation determines that a cultural resources site is an historical resource for the purposes of CEQA, the subsequent development project(s) will be redesigned to avoid the historical site(s). The historic site(s) will be deeded to a nonprofit agency to be approved by the City for the</p>	Prior to the approval of subsequent development projects in the SOIA Area	Project applicant(s)		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>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 feasible, and conduct all required documentation (in addition to the items above) in accordance with appropriate standards:</p> <ul style="list-style-type: none"> <li>▶ 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>▶ Accurate mapping of the noted resource(s), scaled to indicate size and proportion of the structure(s).</li> <li>▶ Architectural description of affected buildings and structures.</li> <li>▶ Photo documentation of the designated resources.</li> <li>▶ Recordation of measured architectural drawings, in the case of specifically designated buildings of higher architectural merit.</li> <li>▶ Any historically significant artifacts within buildings and the surrounding area shall be recorded and deposited with the appropriate museum or collection.</li> </ul>				
3.6-2c	<p><b>Stop Work If Any Prehistoric or Historical Subsurface Cultural Resources Are Discovered, Consult a Qualified Archaeologist to Assess the Significance of the Find, and Implement Appropriate Measures, as Required</b></p> <p><b>Archaeology</b></p> <p>If previously unknown archaeological cultural resources (i.e., prehistoric sites, historical sites, and isolated artifacts) are discovered during work, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards shall be retained to determine the significance of the discovery. The project proponent shall be required to implement any mitigation deemed necessary for the protection of archaeological resources. The City shall consider mitigation recommendations presented by a professional archaeologist 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 archaeological cultural resources.</p>	During construction	Construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p><b>Historic Architecture</b></p> <p>Not applicable</p>				
3.6-4	<p><b>Halt Construction if Human Remains are Discovered and Implement Appropriate Actions</b></p> <p>In accordance with California law and local policies described above, if human remains are uncovered during future ground-disturbing activities, future applicants within the SOIA Area and/or their contractors would be required to halt potentially damaging excavation in the area of the burial and notify the County Coroner and a professional archaeologist to determine the nature of the remains. The coroner would be required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (California Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.9. Following the coroner’s findings, the property owner, contractor or project proponent, an archaeologist, and the NAHC-designated Most Likely Descendant will determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed.</p> <p>Upon the discovery of Native American remains, future applicants within the SOIA Area and/or their contractors would be required to ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the Most Likely Descendant has taken place. The Most Likely Descendant would have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. Public Resources Code Section 5097.9 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that could be employed:</p> <ol style="list-style-type: none"> <li>1. record the site with the NAHC and the appropriate Information Center,</li> <li>2. use an open-space or conservation zoning designation or easement, and</li> <li>3. record a document with the county in which the property is located.</li> </ol> <p>If the NAHC is unable to identify a Most Likely Descendant or the Most Likely Descendant fails to make a recommendation within 48 hours after being granted access to the site, the Native</p>	During construction	Project applicant and construction contractor(s)		

<b>Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR</b>					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	American human remains and associated grave goods would be reburied with appropriate dignity on the subject property in a location not subject to further subsurface disturbance.				
<b>3.7 Geology, Soils, Minerals, and Paleontological Resources</b>					
<b>3.7-6</b>	<p><b>Avoid Impact to Unique Paleontological Resources</b></p> <ul style="list-style-type: none"> <li>▶ Prior to the start of on- or off-site earthmoving activities that would disturb 1 acre of land or more within the Riverbank Formations, project applicants shall inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.</li> <li>▶ If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Elk Grove.</li> <li>▶ The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resource or resources were discovered.</li> </ul>	Prior to the start of on- or off-site earthmoving activities and during construction, as applicable	Project applicant(s) and/or contractor(s)		
<b>3.8 Greenhouse Gas Emissions</b>					
<b>3.8-1</b>	<p><b>Achieve GHG Emissions Rate Consistent with State Guidance</b></p> <p>The City of Elk Grove shall require, as a part of the multi-sports park project and plans for development within the balance of the SOIA Area, the implementation of strategies to reduce GHG emissions. This will include an emissions estimate, suite of reduction strategies, which may include the use of verifiable offsets, and a monitoring mechanism consistent with recommendations of CEQA Guidelines Section 15183.5 for GHG reduction programs. This GHG reduction program for the SOIA Area can be accomplished through an update to the City’s Climate Action Plan or a stand-alone GHG reduction program, which would be submitted to the SMAQMD for review and approval prior to the issuance of a building permit. The City will require that development in the SOIA Area comply with applicable GHG reduction strategies necessary to demonstrate that the SOIA Area would achieve a GHG emissions rate per service population that would be consistent with the emissions rate for land use-related emissions needed to achieve the State’s emission targets for 2030 (Executive B-30-15 and SB 32) and 2050 (Executive Order S-3-05).</p>	Prior to the approval of final plans	City of Elk Grove for the multi-sport park complex  Project applicant(s) for future development		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.9 Hazards and Hazardous Materials</b>					
<b>3.9-2</b>	<p><b>Hazardous Materials Identification and Remediation</b></p> <p>For development proposed after 5 years have passed (after 2023), update the review of environmental risk databases for the presence of potential hazardous materials. This evaluation should consider the SOIA Area and any off-site improvement areas and if this assessment or other indicators point to the presence or likely presence of contamination, Phase I environmental site assessments and/or Phase II soil/groundwater testing and remediation shall be required before development. The sampling program developed as a part of the Phase II EA shall be conducted to determine the degree and location of contamination, if any, exists. If contamination is determined to exist, it will be fully remediated, by qualified personnel, in accordance with federal, State, and local regulations and guideline established for the treatment of hazardous substances. The designation of encountered contamination will be based on the chemicals present and chemical concentrations detected through laboratory analysis. Based on the analytical results, appropriate disposal of the material in accordance with EPA, Department of Toxic Substances Control, and Regional Water Quality Control Board guidelines shall be implemented. Any land disturbance near potential hazardous sites should occur only after the remediation and clean-up of the existing site is complete.</p>	Prior to the approval of final plans for development proposed after 2023	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		
<b>3.9-4</b>	<p><b>Traffic Control Plans</b></p> <p>Implement traffic control plans for construction activities that may affect road rights-of-way during construction of future development and off-site improvements. The traffic control plans shall be designed to avoid traffic-related hazards and maintain emergency access during construction phases. The traffic control plan will illustrate the location of the proposed work area; provide a diagram showing the location of areas where the public right-of-way would be closed or obstructed and the placement of traffic control devices necessary to perform the work; show the proposed phases of traffic control; and identify the time periods when traffic control would be in effect and the time periods when work would prohibit access to private property from a public right-of-way. The plan may be modified in order to eliminate or avoid traffic conditions that are hazardous to the safety of the public. Traffic control plans should be submitted to affected agencies, as appropriate, for review and approval before approval of improvement plans, where future construction may cause impacts on traffic.</p>	Prior to the approval of improvement plans and during construction	Construction contractor(s)		

<b>Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR</b>					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.10 Hydrology and Water Quality</b>					
<b>3.10-4</b>	<p><b>Prepare and Implement a Land Grading and Erosion Control Plan</b></p> <p>Before grading permits are issued or earthmoving activities are conducted, a California Registered Civil Engineer shall be retained to prepare a land grading and erosion control plan per City of Elk Grove Municipal Code 16.44. The plan shall be submitted to the City Engineering Division for review and approval. The plan shall be consistent with the State’s and City’s NPDES permit and shall include the site-specific grading.</p> <p>The plan referenced above shall include the location, implementation schedule, and maintenance schedule of all erosion and sediment control measures, a description of measures designed to control dust and stabilize the construction-site road and entrance, and a description of the location and methods of storage and disposal of construction materials. Erosion and sediment control measures could include the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils to reduce wind erosion. The project applicant shall ensure that the construction contractor is responsible for securing a source of transportation and deposition of excavated materials.</p>	Before issuance of grading permits	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		
<b>3.10-5</b>	<p><b>Ensure Structures are Outside of the 100-Year Floodplain</b></p> <p>At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall verify that no habitable structures or structures that negatively obstruct the flow of water, including any structures in the agrizone portion of the multi-sport park complex, are proposed within the 100-year floodplain. Further, all development shall comply with applicable provisions of EGMC 16.50 (Flood Damage Prevention).</p>	At the time of submittal of any application to annex territory within the SOIA Area	City of Elk Grove		
<b>3.12 Noise</b>					
<b>3.12-1</b>	<p><b>Implement Noise-Reducing Construction Practices</b></p> <p>During construction of the multi-sport park complex project and off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate construction noise impacts.</p> <ul style="list-style-type: none"> <li>▶ Noise-generating construction in areas that could affect noise-sensitive land uses shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 6 p.m. on Saturdays and Sundays.</li> <li>▶ Noisy construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.</li> </ul>	During construction and at the time of submittal of any application to annex territory within the SOIA Area	Construction contractor(s)		



Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment-engine shrouds shall be closed during equipment operation.</li> <li>▶ All motorized construction equipment shall be shut down when not in use to prevent idling.</li> <li>▶ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site).</li> <li>▶ Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) when noise sensitive receptors are located within 250 feet of construction activities.</li> <li>▶ Written notification of construction activities shall be provided to all noise-sensitive receptors located within 850 feet of construction activities. The notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the Project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall also be included in the notification.</li> <li>▶ To the extent feasible and necessary to reduce construction noise levels consistent with applicable policies, acoustic barriers (e.g., noise curtains, sound barriers) shall be constructed to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and on-site construction equipment.</li> <li>▶ When future noise sensitive uses are within close proximity to prolonged construction noise, noise-attenuating buffers such as structures, truck trailers, or soil piles shall be located between noise sources and future residences, as feasible, to shield sensitive receptors from construction noise.</li> </ul>				
<b>3.12-3</b>	<p><b>Reduce Groundborne Noise and Vibration Levels at Sensitive Receptors and Buildings</b></p> <p>During construction of off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate groundborne noise and vibration for off-site improvements within 60 feet of existing non-historical structures and within 25 feet of historic structures:</p> <ul style="list-style-type: none"> <li>▶ Route heavily loaded trucks away from residential streets where residences are within 60 feet of the edge of the roadway.</li> </ul>	During construction of off-site improvements, and at the time of submittal of any application to annex territory within the SOIA Area	Construction contractor(s)		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>▶ Operate earthmoving equipment on the construction lot as far away from noise- and vibration-sensitive uses as feasible.</li> <li>▶ Phase earthmoving and other construction activities that would affect the ground surface so as not to occur in the same time period.</li> <li>▶ Large bulldozers and other construction equipment that would produce vibration levels at or above 86 VdB shall not be operated within 50 feet of adjacent, occupied residences. Small bulldozers shall be used instead of large bulldozers in these areas, if construction activities are required. For any other equipment types that would produce vibration levels at or above 86 VdB, smaller versions or different types of equipment shall be substituted for construction areas within 50 feet of adjacent, occupied residences.</li> <li>▶ Construction activities shall not occur on weekends or federal holidays and shall not occur on weekdays between the hours of 7 p.m. of 1 day and 7 a.m. of the following day.</li> </ul> <p>At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require the following measures to mitigate groundborne noise and vibration for pile driving within 200 feet of any vibration-sensitive receptor, if required:</p> <ul style="list-style-type: none"> <li>▶ A disturbance coordinator shall be designated and this person's contact information shall be posted in a location near the project site that it is clearly visible to the nearby receivers most likely to be disturbed. The director would manage complaints and concerns resulting from activities that cause vibrations. The severity of the vibration concern should be assessed by the disturbance coordinator, and if necessary, evaluated by a professional with construction vibration expertise.</li> </ul> <p>The existing condition of all buildings within a 180-foot radius within the proposed pile driving activities shall be recorded in the form of a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities.</p> <ul style="list-style-type: none"> <li>▶ Vibration monitoring shall be conducted before and during pile driving operations. Every attempt shall be made to limit construction generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.</li> <li>▶ Pile driving required within a 285-foot radius of sensitive receptors or within 180 feet of a historic structure should use alternative installation methods, where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers).</li> </ul>				

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
3.12-5	<p><b>Improve Land Use Compatibility to Reduce Exposure of On-Site Sensitive Receptors to Traffic Noise</b></p> <p>Consistent with Noise Policy NO-8 and NO-9, or these policies as they may be updated in the future, the City will incorporate feasible strategies to improve land use/transportation noise compatibility, including, but not limited to the following strategies, as feasible:</p> <ul style="list-style-type: none"> <li>▶ incorporate site planning strategies to reduce noise levels within compliance of applicable noise standards, such as building orientation, which can take advantage of shielding provided by the intervening building façade at the outdoor activity area;</li> <li>▶ consider setback distances from the noise source. Increasing the setback distance would achieve a natural attenuation of traffic noise levels due to excess ground attenuation and additional noise propagation over distance;</li> <li>▶ use of increased noise-attenuation measures for second- and third-story facades in building construction (e.g., dual-pane, sound-rated windows; exterior wall insulation);</li> <li>▶ install low-noise pavement, such as open-grade asphalt or rubberized asphalt.</li> </ul>	Before approval of final plans	City of Elk Grove		
3.12-6	<p><b>Implement Measures to Reduce Potential Exposure of Sensitive Receptors to Non-Transportation Source-Generated Noise</b></p> <p>The City of Elk Grove shall require discretionary projects to reduce potential exposure of sensitive receptors to non-transportation source-generated noise.</p> <p>To reduce potential long-term exposure of sensitive receptors to noise generated by project-related non-transportation noise sources, the City shall evaluate individual facilities, subdivisions, and other project elements for compliance with the City Noise Ordinance and policies contained in the City’s General Plan at the time that tentative subdivision maps and improvements plans are submitted. All project elements shall comply with City noise standards. The project applicants for all project phases shall implement the following measures to assure maximum reduction of project interior and exterior noise levels from operational activities.</p> <ul style="list-style-type: none"> <li>▶ The proposed land uses shall be designed so that on-site mechanical equipment (e.g., HVAC units, compressors, and generators) and area-source operations (e.g., loading docks, parking lots, and recreational-use areas) are located as far as possible from or shielded from nearby noise-sensitive land uses.</li> <li>▶ Residential air conditioning units shall be located a minimum of 10 feet from adjacent residential dwellings, including outdoor entertainment and relaxation areas, or shall be shielded to reduce operational noise levels at adjacent dwellings or designed to meet City noise standards. Shielding may include the use of fences or partial equipment enclosures. To provide</li> </ul>	Before approval of final plans	City of Elk Grove		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>effectiveness, fences or barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings.</p> <ul style="list-style-type: none"> <li>▶ To the extent feasible, residential land uses located within 500 feet of and within the direct line of sight of major noise-generating commercial uses (e.g., loading docks and equipment/vehicle storage repair facilities,) shall be shielded from the line of sight of these facilities by construction of a noise barrier. To provide effectiveness, noise barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings.</li> <li>▶ Dual-pane, noise-rated windows; mechanical air systems; exterior wall insulation; and other noise-reducing building materials shall be used.</li> </ul> <p>Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 6:00 p.m.). All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.</p> <ul style="list-style-type: none"> <li>▶ Prior to issuance of occupancy permits, project applicants shall provide buyer-renter notification for any noise sensitive uses located within 200 feet on ongoing operations of agricultural equipment at adjacent agricultural land uses.</li> </ul> <p>In addition, the City shall seek to reduce potential long-term exposure of sensitive receptors to noise generated by project-related non-transportation noise sources from public activities on school grounds, in neighborhood and community parks, and in open-space areas. Specifically, the City shall encourage the controlling agencies (i.e., schools and park and recreation districts) to implement measures to reduce project-generated interior and exterior noise levels to within acceptable levels, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>▶ On-site landscape maintenance equipment shall be equipped with properly operating exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.</li> <li>▶ For maintenance areas located within 500 feet of noise-sensitive land uses, the operation of on-site landscape maintenance equipment shall be limited to the least noise-sensitive periods of the day, between the hours of 7 a.m. and 7 p.m.</li> <li>▶ Outdoor use of amplified sound systems within 500 feet of noise-sensitive land uses shall be restricted consistent with the City's noise regulations.</li> </ul>				

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR				
Mitigation Measures	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
			Action	Date Completed
<b>3.14 Transportation/Traffic</b>				
<p><b>3.14-1 Improvements for Full Buildout of the SOIA Area, including the Multi-Sports Park Complex Project</b></p> <p>Implementation of the following improvements is recommended to provide acceptable, LOS D or better operations:</p> <p><b>Improvement 1</b> – Kammerer Road/Bruceville Road Intersection</p> <ul style="list-style-type: none"> <li>▶ Installation of all-way stop control would provide acceptable LOS C operation in the AM peak hour.</li> </ul> <p><b>Improvement 2</b> – Grant Line Road/Waterman Road Intersection</p> <p>Provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ Two left-turn lane, one through lane, and one right-turn lane on the northbound approach</li> <li>▶ One left-turn lane, one through lane, and two right-turn lanes on the southbound approach</li> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the eastbound approach</li> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 3</b> – Grant Line Road/Mosher Road Intersection</p> <p>Install traffic signal control and provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ One left-turn lane, one through lane, and one right-turn lane on the northbound approach</li> <li>▶ One left-turn lane, one through lane, and a right-turn lane on the southbound approach</li> <li>▶ One left-turn lane, two through lanes, and one right-turn lane on the eastbound approach</li> <li>▶ One left-turn lane, two through lanes, and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 4</b> – Grant Line Road/Bradshaw Road Intersection</p> <ul style="list-style-type: none"> <li>▶ Realign Bradshaw Road to intersect Grant Line Road at 90 degrees. Install traffic signal control and provide the following lane configurations at the intersection:                             <ul style="list-style-type: none"> <li>- One left-turn lane, one right-turn lane on the southbound approach</li> <li>- One left-turn lane and one through lane on the eastbound approach</li> <li>- One through lane and one right-turn lane on the westbound approach</li> </ul> </li> </ul>	<p>All projects within the SOIA Area including the multi-sport park complex shall contribute on a fair-share basis to each improvement; private applicants shall make fair-share contribution prior to issuance of building permits; frontage improvements shall be constructed and dedicated prior to issuance of certificate of occupancy for adjacent proposed developments</p>	<p>City of Elk Grove</p>		

<b>Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR</b>					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p><b>Improvement 5</b> – Grant Line Road/Elk Grove Boulevard Intersection</p> <p>Realign Elk Grove Boulevard to intersect Grant Line Road at 90 degrees. Install traffic signal control and provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ One left-turn lane, one right-turn lane on the southbound approach</li> <li>▶ One left-turn lane and one through lane on the eastbound approach</li> <li>▶ One through lane and one right-turn lane on the westbound approach</li> </ul>				
<b>3.15 Utilities and Service Systems</b>					
<b>3.15-1a</b>	<p><b>Prepare a Plan for Service that Demonstrates Adequate Water Supplies and On-Site and Off-Site Water System Facilities are Available to Serve Future Development</b></p> <p>At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall prepare a Plan for Services as required by Government Code Section 56430, or its successor. The Plan for Services shall demonstrate that SCWA water supplies are adequate to serve the amount of future development identified in the annexation territory in addition to existing and planned development under normal, single dry, and multiple dry years, without adverse impacts to existing ratepayers. The Plan for Services shall demonstrate that the SCWA is a signatory to the Water Forum Agreement, that groundwater management would occur consistent with the Central Sacramento County Groundwater Management Plan, and that groundwater will be provided in a manner that ensures no overdraft will occur. The Plan for Services shall depict the locations and appropriate sizes of all on-site water system facilities to accommodate the amount of development identified for the annexation territory, demonstrate SCWA has modified its service area boundary to include the territory within its Zone 40 and Zone 41 service area, and demonstrate adequate SCWA off-site water facilities are available to accommodate the amount of development identified in the annexation territory or that fair share funding will be provided for the construction of new or expansion and/or improvement of existing off-site water system facilities with no adverse impacts on existing ratepayers.</p>	At the time of submittal of any application to annex territory within the SOIA Area	City of Elk Grove		
<b>3.15-b</b>	<p><b>Coordinate with SCWA for the Use of Non-Potable Water Supplies</b></p> <p>The City of Elk Grove shall coordinate with SCWA should non-potable water supplies be proposed for use at the project site to ensure there are no cross connection or contamination issues between the non-potable and potable water services.</p>	At the time non-potable water supply use is proposed	City of Elk Grove		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.15-2</b>	<p><b>Prepare a Plan for Service that Demonstrates Adequate On-Site and Off-Site Wastewater Collection and Conveyance Facilities and Wastewater Treatment Facilities</b></p> <p>At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall provide a Plan for Services that depicts the locations and appropriate sizes of wastewater collection and conveyance facilities to accommodate the amount of development identified for the annexation territory. The Plan for Services shall demonstrate SASD and SRCSD have annexed the territory into their respective service areas. The Plan for Services shall demonstrate that SASD and SRCSD wastewater collection and conveyance facilities and that the SRWTP will have sufficient capacity to accommodate the amount of development identified for the annexation territory or that fair-share funding will be provided for the expansion and/or improvement of existing wastewater facilities, as needed, to accommodate the increase in demand resulting from development of the annexation territory with no adverse impact to existing ratepayers.</p>	At the time of submittal of any application to annex territory within the SOIA Area	City of Elk Grove		
<b>3.16 Energy</b>					
<b>3.16-1b</b>	<p><b>Incorporate Energy Conservation Strategies</b></p> <p>Incorporate strategies for direct energy conservation, as well as strategies that indirectly conserve energy into the design and construction of the multi-sport park complex, including, but not limited to:</p> <ul style="list-style-type: none"> <li>▶ use recycled building materials that minimize energy-intensive generation and shipping/transport of new materials;</li> <li>▶ install energy-efficient lighting, including a lighting control system with dimmer switches to minimize the energy expended for unused fields;</li> <li>▶ install water-efficient landscaping and irrigation systems to minimize the energy consumption associated with water supply systems;</li> <li>▶ design energy-efficient buildings, including complying with California Energy Commission Title 24 requirements for energy-efficient roofing and insulation; and</li> <li>▶ conserve existing trees and plant new trees to provide shade and minimize watering requirements.</li> </ul>	Before approval of final plans	City of Elk Grove for the multi-sport park complex Project applicant(s) for future development		

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>3.16-2</b>	<p><b>Prepare Utility Service Plans that Demonstrate Adequate Electrical and Natural Gas Supplies and Infrastructure are Available before the Annexation of Territory within the SOIA</b></p> <p>At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require utility service plans that identify the projected electrical and natural gas demands and that appropriate infrastructure sizing and locations to serve future development will be provided within the annexation territory. The utility service plans shall demonstrate that SMUD will have adequate electrical supplies and infrastructure and PG&amp;E will have adequate natural gas supplies and infrastructure available for the amount of future development proposed within the annexation territory. If SMUD or PG&amp;E must construct or expand facilities, environmental impacts associated with such construction or expansion should be avoided or reduced through the imposition of mitigation measures. Such measures should include those necessary to avoid or reduce environmental impacts associated with, but not limited to, air quality, noise, traffic, biological resources, cultural resources, GHG emissions, hydrology and water quality, and others that apply to specific construction or expansion of natural gas and electric facilities projects.</p>	At the time of submittal of any application to annex territory within the SOIA Area	Project applicant(s)		
<b>4 Cumulative</b>					
<b>4.2-1</b>	<p>Implementation of the following improvements is recommended to provide acceptable, LOS D or better operations:</p> <p><b>Improvement 6 – Bruceville Road/Kammerer Road</b></p> <p>Provide six lanes on Kammerer Road east of Bruceville Road. Six lanes on this section of Kammerer Road would be consistent with the Connector JPA ultimate project. Provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ One left-turn lane, one through lane, and one right-turn lane on the northbound approach</li> <li>▶ Two left-turn lanes, one through lane, and a right-turn lane on the southbound approach</li> <li>▶ One left-turn lane, three through lanes, and one right-turn lane on the eastbound approach</li> <li>▶ One left-turn lanes, three through lanes, and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 7 – Lent Ranch Parkway/Kammerer Road</b></p> <p>Provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ One left-turn lane, one through lane, and one right-turn lanes on the northbound approach</li> <li>▶ Two left-turn lanes, one through lane, and one right-turn lane on the southbound approach</li> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the eastbound approach</li> </ul>	All projects within the SOIA Area including the multi-sport park complex shall contribute on a fair-share basis to each improvement; private applicants shall make fair-share contribution prior to issuance of building permits; frontage improvements shall be constructed and dedicated prior to issuance of certificate of occupancy for adjacent proposed	City of Elk Grove		



Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 8</b> – SR 99 SB Ramps/Grant Line Road Widen in the median to provide the following lane configurations on the westbound and eastbound approaches:</p> <ul style="list-style-type: none"> <li>▶ Four through lanes and one right-turn lane on the eastbound approach</li> <li>▶ Four through lanes and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 9</b> – E. Stockton Boulevard/Grant Line Road Widen in the median to provide the following lane configurations on the westbound and eastbound approaches:</p> <ul style="list-style-type: none"> <li>▶ Two left-turn lanes, four through lanes, and one right-turn lane on the eastbound approach</li> <li>▶ One left-turn lane, four three through lanes, and one shared through/right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 10</b> – Waterman Road/Grant Line Road Intersection Widen Grant Line Road to provide eight through lanes and provide the following lane configurations:</p> <ul style="list-style-type: none"> <li>▶ Three left-turn lanes, one through lane, and one right-turn lane on the northbound approach</li> <li>▶ Two left-turn lanes, one through lane, and one right-turn lane on the southbound approach</li> <li>▶ Two left-turn lanes, four through lanes, and two right-turn lanes on the eastbound approach</li> <li>▶ One left-turn lane, four through lanes, and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 11</b> – Mosher Road/Grant Line Road Intersection Widen Grant Line Road to provide six through lanes and provide the following lane configurations:</p> <ul style="list-style-type: none"> <li>▶ One left-turn lane, one through lane, and one right-turn lane on the northbound approach</li> <li>▶ One left-turn lane, one through lane, and one right-turn lane on the southbound approach</li> <li>▶ One left-turn lane, three through lanes, and one right-turn lane on the eastbound approach</li> <li>▶ One left-turn lane, three through lanes, and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 12</b> – Grant Line Road/Elk Grove Boulevard Intersection Install traffic signal control and provide the following lane configurations:</p> <ul style="list-style-type: none"> <li>▶ One left-turn lane and one through lane on the northbound approach</li> </ul>	developments			

Mitigation Monitoring and Reporting Program for the Elk Grove SOI Amendment and Multi-Sport Park Complex EIR					
Mitigation Measures		Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>▶ One through lane and one right-turn lane on the southbound approach</li> <li>▶ One left-turn lane and one right-turn lane on the eastbound approach</li> </ul> <p><b>Improvement 13</b> – Grant Line Road/Wilton Road Intersection Provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ One left-turn lane, one through lane, and one right-turn lane on the northbound approach</li> <li>▶ One left-turn lane, and a shared through/right-turn lane on the southbound, eastbound, and westbound approaches.</li> </ul> <p><b>Improvement 14</b> – Waterman Road/Elk Grove Boulevard Provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ Two left-turn lanes, two through lanes, and one right-turn lane on the northbound approach</li> <li>▶ One left-turn lane, one through lane, and one right-turn lane on the southbound, eastbound, and westbound approaches.</li> </ul> <p><b>Improvement 15</b> – Big Horn Boulevard/Kammerer Road Provide six lanes on Kammerer Road east of Bruceville Road. Six lanes on this section of Kammerer Road would be consistent with the Connector JPA ultimate project. Provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ Two left-turn lanes, two through lanes, and one right-turn lane on the northbound approach</li> <li>▶ Two left-turn lanes, two through lanes, and one right-turn lane on the southbound approach</li> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the eastbound approach</li> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the westbound approach</li> </ul> <p><b>Improvement 16</b> – Lotz Parkway/Kammerer Road Provide six lanes on Kammerer Road east of Bruceville Road. Six lanes on this section of Kammerer Road would be consistent with the Connector JPA ultimate project. Provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>▶ Two left-turn lanes, two through lanes, and one right-turn lane on the northbound approach</li> <li>▶ Two left-turn lanes, two through lanes, and one right-turn lane on the southbound approach</li> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the eastbound approach</li> <li>▶ Two left-turn lanes, three through lanes, and one right-turn lane on the westbound approach</li> </ul>				

## REFERENCES

- California Department of Fish and Game. 2009 (November). *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. Biogeographic Data Branch. California Natural Resources Agency.
- California Department of Fish and Wildlife. 2000 (May 31). *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* Swainson's Hawk Technical Advisory Committee, California Department of Fish and Game, Sacramento, CA.
- California Department of Fish and Wildlife. 2012 (May). Staff Report on Burrowing Owl Mitigation. State of California Natural Resources Agency. Sacramento, CA.
- CDFG. *See* California Department of Fish and Game.
- CDFW. *See* California Department of Fish and Wildlife.
- Environmental Laboratories. 1987. Corps of Engineers Wetlands Delineation Manual.
- Environmental Laboratories. 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0).
- USFWS. *See* U.S. Fish and Wildlife Service.
- U.S. Fish and Wildlife Service. 1999 (July 9). *Conservation Guidelines for the Valley Elderberry Longhorn Beetle*. Sacramento Fish and Wildlife Service Office. Sacramento, CA.

This page intentionally left blank.