

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.13 (Environmental Setting, Impacts, and Mitigation Measures) of the Draft Environmental Impact Report (DEIR).

### 2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) will provide a reasonably thorough analysis of the potential environmental effects associated with the implementation of the Sterling Meadows project, pursuant to the California Environmental Quality Act (CEQA).

This EIR analysis focuses upon potential environmental impacts arising from the project. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

### 2.2 PROJECT CHARACTERISTICS

The proposed project consists of approximately 200 acres. The project proposes rezoning the property from AG-80 to RD-5, RD-7, RD-10, RD-10 with a Conditional Use Permit (CUP), RD-20, Limited Commercial (LC), and Recreation (O) zoning designations for the development of single- and multi-family residential dwellings, commercial and parks. Refer to Section 3.0 (Project Description) for a detailed explanation of the proposed project. The project includes a General Plan Amendment (GPA) and a Development Agreement as part of this submittal.

### 2.3 AREAS OF CONTROVERSY

The City of Elk Grove was identified as the Lead Agency for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove prepared and distributed a Notice of Preparation (NOP) for the Elk Grove General Plan that was circulated for public review on November 23, 2004. The NOP included a summary of probable effects on the environment from the implementation of the project. Written comments received on the NOP were considered in the preparation of the DEIR. A summary of NOP comments is included in Section 1.0 (Introduction) and the actual NOP comments are included as Appendix 1.0 of the DEIR.

The NOP identified that the proposed project may result in the following environmental impacts to be addressed in the DEIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning

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- Noise
- Population/Housing
- Public Services
- Transportation/Traffic
- Utilities/Service Systems

Section 1.0 (Introduction) of the DEIR provides a summary of issues and areas of concerns presented to the City by agencies and the public regarding the proposed project and its associated DEIR during the NOP review period.

The City issued the Notice of Availability for the DEIR on April 22, 2005. The comment period for the DEIR lasted from April 22, 2005 through June 9, 2005. The project was also on the June 19, 2005 Planning Commission agenda. Comments were received from 11 different agencies as well as from the applicant's attorney; no new issues or significant information regarding the project was provided or raised in these comments.

### 2.4 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. The alternatives analysis provides a comparative analysis between the project and selected alternatives. Section 6.0 (Project Alternatives) of the DEIR evaluates the following alternatives at qualitative detail:

- Alternative 1 - No Project Alternative
- Alternative 2 – Reduced Density
- Alternative 3 – Poppy Ridge Road Site

### 2.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

**Table 2.0-1** displays a summary of impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all project-level mitigation measures, refer to Sections 4.1 through 4.13 of the DEIR.

**TABLE 2.0-1  
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

| Impact   | Level of Significance Without Mitigation | Mitigation Measure   | Resulting Level of Significance |
|--|--|--|---------------------------------|
| <b>Land Use</b>  |  |  |                                 |
| <b>Impact 4.1.1</b> The project site is designated as the South Pointe Policy Area in the General Plan. The land use designations proposed by the project are consistent with this designation.  | LS                                       | None Required  |                                 |
| <b>Impact 4.1.2</b> The project proposes a rezone of 200+ acres from AG-80 to various residential densities, limited commercial and open space/recreation zoning. In addition, the project requests a special development permit. The rezone and permit would be consistent with General Plan policies and City development standards. | LS                                       | None Required  |                                 |
| <b>Impact 4.1.3</b> The proposed residential, commercial and open space/recreation development would not conflict with the proposed future surrounding land uses. The project's proposed land uses would support the approved Lent Ranch Marketplace Special Planning Area and Laguna Ridge Specific Plan projects.                    | LS                                       | None Required  |                                 |
| <b>Impact 4.1.4</b> Implementation of the proposed project would develop the South Pointe Policy Area consistent with the General Plan.  | LS                                       | None Required  |                                 |
| <b>Impact 4.2.1</b> Implementation of the project would result in the conversion of approximately 200  | S  | <b>MM 4.2.1</b> The applicant shall protect one acre of existing farmland or land of equal or higher quality for | SU                              |

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| <p>acres of fallow agricultural land, which includes approximately 67 acres of Prime Farmland and 133 acres of Farmland of Statewide Importance.</p> |  | <p>each acre of Prime Farmland, (200 acres) Unique Farmland or Farmland of Statewide Importance that would be developed as a result of the project. This protection may consist of the establishment of a farmland conservation easement, farmland deed restriction or other appropriate farmland conservation mechanism that ensures the preservation of that land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson’s hawk foraging habitat mitigation). The farmland/wildlife habitat land to be preserved shall be located within Sacramento County, outside the City of Elk Grove city limits, bounded by Hood-Franklin Road, Kammerer Road, Grant Line Road and the Jackson Highway, by Dillard Road and Clay Station Road, by the Sacramento County line, and by the Sacramento River, and must have adequate water supply to support agricultural use. In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving farmlands in proximity to other protected lands. The preservation of off-site farmland may be done at one time, prior to the City’s approval of the project’s first grading permit, or may be done in increments with the build-out of the project, with preservation occurring prior to each grading permit approval. Grading plans shall include the acreage and type of farmland</p> |                                 |

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|        |  | <p>impacted. In addition, the City shall impose the following minimum conservation easement content standards:</p> <ul style="list-style-type: none"> <li>A) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land.</li> <li>B) The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land.</li> <li>C) The document shall prohibit any activity which substantially impairs or diminishes the agricultural productivity of the land. If the conservation easement is also proposed for wildlife habitat mitigation purposes, the document shall also prohibit any activity which substantially impairs or diminishes the wildlife habitat suitability of the land.</li> <li>D) The document shall protect any existing water rights necessary to maintain agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the agricultural/wildlife habitat mitigation land.</li> <li>E) Interests in agricultural/habitat mitigation land shall be held in trust by an entity acceptable to the City and/or by the City. The entity shall not sell, lease, or convey</li> </ul> |                                 |

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|        |  | <p>any interest in agricultural/wildlife habitat mitigation land which it shall acquire without the prior written approval of the City.</p> <p>F) The applicant shall pay to the City an agricultural/wildlife habitat mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.</p> <p>G) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.</p> <p>H) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City.</p> <p>I) Before committing to the preservation of any particular farmland pursuant to this measure, the Project proponent shall obtain the City's approval of the farmland</p> |                                 |

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|  |  | <p>proposed for preservation.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of grading permits.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services - Planning</p>  |                                 |
| <p><b>Impact 4.2.2</b> Implementation of the project would place urban land uses adjacent to primarily agricultural uses, which may impair agricultural production and result in land use compatibility conflicts.</p> | <p>S</p>                                 | <p><b>MM 4.2.2a</b> All of the landscape corridors directly located between existing agricultural operations or agriculturally zoned properties and the project area shall be fully improved and functional prior to the occupancy of any residence that adjoins the subject corridor.</p> <p><i>Timing/Implementation:</i> Prior to issuance of occupancy permits.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services- Planning.</p> <p><b>MM 4.2.2b</b> The project proponent shall ensure that a disclosure statement be provided to all prospective buyers of the properties .regarding nearby agricultural activities, including notice of the Right to Farm Ordinance, against the property. This disclosure statement and notice shall be provided to all prospective buyers of properties within the Sterling Meadows project notifying such persons that the property may be affected by nearby agricultural uses, including agricultural chemical usage, agricultural odors and agriculture-related noise resulting from existing and future agricultural-related</p> | <p>LS</p>                       |

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|   |  | <p>activities.</p> <p>A signed and notarized Affidavit of Compliance of the disclosure statement requirement shall be reviewed and approved by the City of Elk Grove Community Development Department – Planning prior to recordation of Final Map. Notes shall be included on the Final Map as “Agricultural properties and uses surrounding this property may continue in perpetuity, subject to the provisions of the city’s adopted Right-to-farm ordinance.” “A disclosure statement will be provided to all potential buyers prior to the sale of lots”.</p> <p><i>Timing/Implementation: Prior to Final Map approval and prior to the sale to prospective buyers. Notes shall be included on the final map.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services - Planning.</i></p> |                                 |
| <p><b>Impact 4.2.3</b> The project would convert approximately 67 acres of Prime Farmland and 133 acres of Farmland of Statewide Importance to urban uses. This loss would contribute to the cumulative loss of farmland in the region.</p> | CS                                       | Implement MM 4.2.1.   | SU                              |
| <p><b>Impact 4.2.4</b> Cumulative projects could result in impairment to agricultural productivity and land use compatibility impacts.</p>  | CS                                       | Implement MM 4.2.2a and 4.2.2b.   | SU                              |

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| <b>Impact 4.3.1</b> Development of the project would induce a substantial population growth in the area. The increase in population would have direct and indirect environmental effects.  | LS                                       | None Required      |                                 |
| <b>Impact 4.3.2</b> Development of the project would increase the housing units in the area and increase direct and indirect environmental impacts.  | LS                                       | None Required      |                                 |
| <b>Impact 4.3.3</b> Implementation of the proposed project would result in an increase of population of up to 3,619 persons and up to 1,179 new residential housing units. This growth was anticipated in the City's General Plan. | LS                                       | None Required      |                                 |
| <b>Impact 4.4.1</b> Soil and groundwater contamination resulting from facilities handling hazardous materials is not anticipated to be present on the project site.  | LS                                       | None Required      |                                 |
| <b>Impact 4.4.2</b> Development of the proposed project may expose residents and users of the site to hazardous conditions resulting from an incident at Suburban Propane or Georgia Pacific.                                      | LS                                       | None Required      |                                 |
| <b>Impact 4.4.3</b> Construction of the proposed project could result in the release of hazardous materials.   | LS                                       | None Required      |                                 |
| <b>Impact 4.4.4</b> The proposed project is located in the general vicinity of the Sunset Sky Ranch Airport.   | LS                                       | None Required      |                                 |
| <b>Impact 4.4.5</b> Implementation of the proposed project could contribute to exposing persons to   | LS                                       | None Required      |                                 |

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| hazards during construction and operation.   |  |  |                                 |
| <b>Impact 4.5.1</b> Construction-related traffic associated with construction of the project may impact the LOS of local roadways and intersections.   | LS                                       | None Required  |                                 |
| <b>Impact 4.5.2</b> The project would increase traffic volumes on area roadways contributing to an unacceptable LOS under existing plus project conditions.  | S  | <p><b>MM 4.5.2</b> Prior to approval of improvement plans for the Sterling Meadows project, the ultimate improvements to the Grant Line Road/SR 99 Interchange Reconstruction Project shall be constructed and operational.</p> <p><i>Timing/Implementation: Prior to the approval of improvement plans for the project, or, if applicable, for each phase of the project.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services – Planning and Public Works Departments.</i></p>   | LS                              |
| <b>Impact 4.5.3</b> The proposed project has the potential to develop without adequate traffic controls at intersections. <del>and may result in site access and internal circulation impacts.</del> | PS                                       | <p><b>MM 4.5.3</b> Prior to approval of improvement plans for the project, or for each phase of the project if it develops in phases, the project applicant shall submit an evaluation of the need for traffic signals at intersections within the project site to the City of Elk Grove Development Services for review and approval. The project applicant shall construct traffic signals at all intersections within or immediately adjacent the project site, such as the intersection of Lotz Parkway with Kammerer Road, where signalization is warranted and deemed necessary by the City.</p> | LS                              |

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|   |  | <p><i>Timing/Implementation:</i> Prior to the approval of improvement plans for the project, or, if applicable, for each phase of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services – Public Works.</p> |                                 |
| <p><b>Impact 4.5.4</b> The proposed project would contribute to demand on the regional transit system and would be required to fund its fair-share of increased demand for transit facilities through the City’s Development Impact Fee Program.</p>                              | LS                                       | None Required.  |                                 |
| <p><b>Impact 4.5.5</b> Implementation of the proposed General Plan as well as potential development within the City and adjacent areas would have a less than cumulatively considerable contribution to significant impacts on local roadways under cumulative conditions.</p>    | LCC                                      | None Required.  |                                 |
| <p><b>Impact 4.5.6</b> Implementation of the proposed project would not result in significant degradation of study interchanges and freeway facilities under cumulative conditions. The project would have a less than cumulatively considerable contribution to this impact.</p> | LCC                                      | None Required.  |                                 |
| <p><b>Impact 4.5.7</b> Implementation of the proposed Sterling Meadows would contribute to a cumulative increase in the demand for transit service as well as bicycle and pedestrian usage.</p>   | LS                                       | None Required   |                                 |

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| <p><b>Impact 4.6.1</b> Construction activities associated with the proposed project would temporarily increase noise levels in nearby areas.</p> | <p>S</p>                                 | <p><b>MM 4.6.1a</b> Site preparation and construction activities shall be limited to between the hours of 7:00 A.M. to 7:00 P.M. whenever such activity is adjacent to residential uses (Elk Grove General Plan Policy NO-3-Action 1). Construction equipment maintenance shall be limited to the same hours.</p> <p><i>Timing/Implementation:</i> Included as a note in all project construction plans and implemented during all construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning and Public Works Department.</p> <p><b>MM 4.6.1b</b> The project applicant shall prepare construction specifications that require the contractor to perform the following tasks:</p> <ul style="list-style-type: none"> <li>• Equip all construction equipment with appropriate mufflers in good working condition.</li> <li>• Locate stationary construction equipment and construction staging areas as far from noise sensitive uses as feasible.</li> <li>• Install temporary or portable acoustic barriers around the equipment and staging area when within 100 feet or less of residential properties or other sensitive uses.</li> </ul> | <p>SU</p>                       |

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|        |  | <p><i>Timing/Implementation:</i> Included as a note in all grading and improvement plans during all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning and Public Works Department.</p> <p><b>MM 4.6.1c</b> Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted on a sign no larger than 4 foot by 8 foot at all construction entrances to allow for surrounding and onsite property owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</p> <p><i>Timing/Implementation:</i> Included as a note in all project construction plans during all construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning and Public Works Department.</p> <p><b>MM 4.6.1d</b> Prior to the commencement of any pile driver operation in proximity to residential areas, an assessment of vibrations induced by pile driving at the site shall be completed. During indicator pile driving, vibrations should be measured at regular intervals to determine the</p> |                                 |

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|  |  | <p>levels of vibration at various distances from pile driving equipment. The indicator piles shall be driven at locations at least 400 feet from any existing residents. After monitoring, methods of reducing the peak ground velocities to less than 0.4 inches/second shall be determined and implemented during production pile driving. Methods to reduce vibrations, if needed, could include cut-off trenches, and the use of smaller hammers. The vibration reduction techniques to be used should be described in a note attached to the construction plans for the project to be reviewed and approved by the appropriate City regulatory agency prior to issuance of building permits. This requirement shall be included as a note in all project construction plans.</p> <p><i>Timing/Implementation: Prior to any pile driving activities.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Community Development Department, Planning Division and Public Works Department.</i></p> |                                 |
| <p><b>Impact 4.6.2</b> Development of noise-producing uses within the proposed Sterling Meadows site would exceed City of Elk Grove noise standards.</p> | <p>PS</p>                                | <p><b>MM 4.6.2a</b> A six-foot high wall of solid masonry material shall be constructed between any park uses located adjacent to residential uses. The location of these walls shall be shown on improvement plans.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p>   | <p>LS</p>                       |

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|   |  | <p><i>Enforcement/Monitoring: City of Elk Grove Development Services – Planning and Public Works</i></p> <p><b>MM 4.6.2b</b> A six-foot high wall of solid masonry material shall be constructed between multi-family uses and any adjacent single-family uses. The location of these walls shall be shown on improvement plans.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services – Planning and Public Works</i></p>  |                                 |
| <p><b>Impact 4.6.3</b> Implementation of the proposed project would result in potential exposure to noise from the neighboring Lent Ranch Marketplace.</p>  | <p>LS</p>                                | <p>None Required</p>  |                                 |
| <p><b>Impact 4.6.4</b> Residential uses proposed in the Sterling Meadows project could be exposed to exterior noise levels exceeding the acceptable L<sub>dn</sub> noise exposure criteria resulting from agricultural operations adjacent to the project site.</p> | <p>S</p>                                 | <p><b>MM 4.6.4</b> The project applicant shall construct a six (6) foot high wall of solid masonry material to provide a noise buffer between the residential and adjacent agricultural uses. The wall shall be constructed where residential uses border adjacent agricultural land uses to the west.</p> <p>In lieu of constructing the solid masonry wall, the project developer may provide a 100-foot buffer between the residential and agricultural land use areas. Roadways between the residential uses and agricultural areas are considered part of the 100-foot buffer.</p> | <p>SU</p>                       |

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|   |  | <p>Phasing the project and developing the residential areas 100 feet or more from the agricultural uses would provide this buffer. The solid masonry wall or buffer would not be required at the time that the adjacent property is no longer zoned for agricultural use.</p> <p><i>Timing/Implementation:</i> Prior to approval of Improvement Plans. Wall shall be constructed prior to issuance of building permits.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning and Public Works.</p>               |                                 |
| <p><b>Impact 4.6.5</b> Implementation of the Sterling Meadows project, along with approved and planned urban development in the region, would increase traffic volumes within and adjacent to the project area which would increase transportation related noise levels in excess of the City of Elk Grove noise standards.</p> | CS                                       | <p><b>MM 4.6.5</b> To mitigate exposure to noise from surrounding roadways and internal uses, the project applicant shall construct a 6-foot high solid masonry wall along B Drive, a 7-foot high solid masonry wall along Lotz Parkway and an 8-foot high solid masonry wall along Kammerer Road. The location of these walls shall be shown on improvement plans.</p> <p><i>Timing/Implementation:</i> Prior to approval of improvement plans.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning and Public Works.</p> | SU                              |
| <p><b>Impact 4.7.1</b> Construction activities associated with the development of the proposed project may emit pollutants equal or greater than five</p>   | PS                                       | <p><b>MM 4.7.1a</b> The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph when winds</p>   | LS                              |

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| <p>percent of the CAAQS and would exceed the threshold for NOx and PM<sup>10</sup> emissions. This would result in a <del>potentially significant</del> <b>potentially significant</b> impact.</p> |  | <p>exceed 20 miles per hour.</p> <p><i>Timing/Implementation:</i> This measure shall be implemented during all grading and construction phases of the project and shall be included as a note on all project construction plans.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services; SMAQMD.</p> <p><b>MM 4.7.1b</b> The project applicant shall require that the contractors water all haul roads at least twice daily during construction activities.</p> <p><i>Timing/Implementation:</i> This measure shall be implemented during all grading and construction phases of the project and shall be included as a note on all project construction plans.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Service; SMAQMD.</p> <p><b>MM 4.7.1c</b> Wash dirt off construction vehicles and equipment within the staging area prior to leaving the construction site. This requirement shall be noted in project improvement plans.</p> <p><i>Timing/Implementation:</i> This measure shall be implemented during all grading and construction phases of the project and shall be included as a</p> |                                 |

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|        |  | <p><i>note on all project construction plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.</i></p> <p><b>MM 4.7.1d</b> The project applicant shall require that, when transporting materials by truck during construction activities, two feet of freeboard shall be maintained by the contractor, and that the materials are covered.</p> <p><i>Timing/Implementation: This measure shall be implemented during all grading and construction phases of the project and shall be included as a note on all project construction plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services; SMAQMD</i></p> <p><b>MM 4.7.1e</b> Pave, apply water three times daily, or apply (non-stick) soil stabilizers on all unpaved access roads, parking areas and staging areas.</p> <p><i>Timing/Implementation: This measure shall be implemented during all grading and construction phases of the project and shall be included as a note on all project construction plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and SMAQMD.</i></p> |                                 |

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|--------|--|--|---------------------------------|
|        |  | <p><b>MM 4.7.1f</b> The project shall provide a plan for approval by SMAQMD demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and,</p> <p>The project applicant shall submit to SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> |                                 |

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**2.0 EXECUTIVE SUMMARY**

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|--------|--|--|---------------------------------|
|        |  | <p><i>Timing/Implementation:</i> Plan shall be submitted to SMAQMD for review and approval prior to approval of grading and improvement plans and shall be implemented during all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services; SMAQMD.</p> <p><b>MM 4.7.1g</b> The project applicant shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall</p> |                                 |

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|        |  | <p>supercede other SMAQMD or state rules or regulations.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit and during all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services; SMAQMD.</p> <p><b>MM 4.7.1h</b> The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust.</p> <p><i>Timing/Implementation:</i> This measure shall be implemented during all grading and construction phases of the project and shall be included as a note on all project construction plans.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services; SMAQMD</p> <p><b>MM 4.7.1i</b> The project applicant shall be required to pay SMAQMD fees to mitigate NOx emissions. Fees shall be paid in accordance with SMAQMD calculations.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services; SMAQMD.</p> |                                 |

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| <p><b>Impact 4.7.2</b> Project emissions from mobile and area sources during the operational phase exceed SMAQMD’s significance threshold.</p>  | PS                                       | <p><b>MM 4.7.2a</b> The project applicant shall update its Air Quality Plan to reflect the current project map. The Plan shall reflect current transit services and any revisions to the SMAQMD Land Use Emissions Reduction measures to ensure the project’s compliance with the General Plan policy CAQ-30. The updated plan shall be submitted to the SMAQMD and the City of Elk Grove for approval.</p> <p><i>Timing/Implementation: Prior to Tentative Map approval. All measures shall be implemented during all phases of the project as required in the plan.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning and SMAQMD.</i></p> <p><b>MM 4.7.2b</b> The project applicant shall pay off-site in-lieu fees, as determined by SMAQMD, for operational air quality emissions in excess of the SMAQMD thresholds .</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning and SMAQMD.</i></p> | LS                              |
| <p><b>Impact 4.7.3</b> Increased volumes of traffic to the project site would result in elevated concentrations of carbon monoxide. However, the increases in carbon monoxide concentrations would not result in violations of any state or federal ambient air</p> | LS                                       | None Required   |                                 |

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|---|--|---|---------------------------------|
| quality standard for this pollutant.  |  |   |                                 |
| <b>Impact 4.7.4</b> The project may subject sensitive receptors to short-term, temporary construction emissions. However, no odor producing uses are proposed on the project site.                                  | LS                                       | None Required   |                                 |
| <b>Impact 4.7.5</b> Implementation of the proposed Sterling Meadows project along with potential development in the region would exacerbate existing regional problems with ozone and particulate matter.           | CS                                       | Implement MM 4.7.1a through MM 4.7.1g and MM 4.7.2a and 4.7.2b  | SU                              |
| <b>Impact 4.8.1</b> Soil disturbance associated with construction activities for the proposed project could cause accelerated soil erosion and sedimentation or the release of other pollutants to local waterways. | PS                                       | <b>MM 4.8.1</b> Prior to the issuance of grading permits, the project applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be administered through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) which describe the site, erosion and sediment controls, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, water quality monitoring and reporting during storm events (which will be responsibility of the project applicant), corrective actions for identified water quality problems and non-storm water management controls. The SWPPP shall address spill prevention and include a countermeasure plan describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, | LS                              |

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|--|--|---|---------------------------------|
|  |  | <p>cement, and petroleum products. The measures included in the SWPPP shall ensure compliance with applicable regional, state and federal water quality standards. These measures shall be consistent with the City's Drainage Manual and Land Grading and Erosion Control Ordinance which may include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm drainage facilities from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff; and (6) any other suitable measures. The SWPPP shall be submitted to the City for review. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on each construction site.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services Department, Planning and Public Works.</i></p> |                                 |
| <p><b>Impact 4.8.2</b> Constituents found in urban runoff may degrade surface water quality.</p> | <p>PS</p>                                | <p><b>MM 4.8.2a</b> The project applicant shall implement BMPs to ensure that long-term water quality is protected. The BMPs shall be designed, constructed and maintained to meet a</p>  | <p>LS</p>                       |

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|        |  | <p>performance standard established by the City and shall conform to the provisions of the City's NPDES permit. The City or project applicant shall retain a qualified specialist to monitor the effectiveness of the BMPs selected. Monitoring activities, along with funding for monitoring, shall be established and shall include, but not be limited to, initial setup, annual maintenance, and annual monitoring.</p> <p>The project shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The two main categories of these BMPs are "source control" and "treatment control." Source control BMPs are usually the most effective and economical in preventing pollutants from entering storm and non-storm runoff. Source control BMPs relevant to the proposed project that shall be implemented include:</p> <ol style="list-style-type: none"> <li>1) Public Education/Participation activities. Information shall be provided to new project residents regarding pollution prevention;</li> <li>2) Illegal Dumping controls. The Covenants, Conditions, and Restrictions (C, C, &amp; R's) for the project shall include a prohibition on the dumping of waste products (solid waste/liquid waste and yard trash) into storm drain systems, open space areas, and creeks;</li> </ol> |                                 |

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|--------|--|--|---------------------------------|
|        |  | <p>3) Stormwater pollution source controls shall be conditioned to provide a permanent storm drain message “No Dumping – Flows to Creek” or other approved message at each storm drain inlet. This may be accomplished with a stamped concrete impression (for curbs) or manufactured colored tiles, which are epoxied in place adjacent to the inlet (for parking lots and areas without curbs).</p> <p>4) Street and storm drain maintenance activities. These activities control the movement of pollutants and remove them from pavements through catch basin cleaning, storm drain flushing, street sweeping, and by regularly removing illegally dumped material from storm channels and creeks. (The City of Elk Grove would be responsible for regular storm drain maintenance within the public right of way; grease traps and other stormwater quality control devices on private property shall be maintained by the project.)</p> <p><i>Timing/Implementation: BMPs and implementation procedures shall be submitted and approved by the City prior to issuance of grading permit; BMPs shall be implemented and monitored throughout the life of the project.</i></p> |                                 |

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|        |  | <p><i>Enforcement/Monitoring: City of Elk Grove Development Services Department.</i></p> <p><b>MM 4.8.2b</b> Biofilter swales and vegetated strips shall be placed in the bottom of channel areas and be designed to provide biofiltration of pollutants in project runoff. The project engineer shall consult with the City when designing these areas, and the developer shall submit designs of the areas to the City for review and approval prior to approval of the improvement plans. Water quality control features shall be consistent with the City's NPDES permit (NPDES No. CAS082597).</p> <p><i>Timing/Implementation: Prior to approval of improvement plans for each water quality facility.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services.</i></p> <p><b>MM 4.8.2c</b> Non-residential development shall be required to locate all storage areas away from any drainage features and provide water quality control measures in storm drainage facilities such as grease and sediment traps, vegetative filters, and containment structures for hazardous materials. This requirement shall be reflected on site plans and improvement plans. Water quality control features shall be consistent with the City's NPDES permit (NPDES No. CAS082597).</p> <p><i>Timing/Implementation: Prior to approval of site plans and</i></p> |                                 |

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|---|--|---|---------------------------------|
|   |  | <p><i>improvement plan for non-residential development.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services.</i></p> <p><b>MM 4.8.2d</b> The project applicant shall consult with the City when designing the proposed detention basin. The developer shall submit detention basin designs and proposed plantings for in and around the detention basin for review and approval by the City. Development of the detention basin shall be subject to BMPs identified in mitigation measure MM 4.8.1.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits or improvement plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services Department, Planning, Public Works and RWQCB.</i></p> |                                 |
| <p><b>Impact 4.8.3</b> Implementation of the Sterling Meadows project would not result in groundwater consumption levels in excess of the historical groundwater consumption of the project site.</p> | LS                                       | None Required   |                                 |
| <p><b>Impact 4.8.4</b> Development of the proposed project may result in increased surface runoff and localized flooding.</p>   | PS                                       | <p><b>MM 4.8.4</b> Prior to the approval of improvement plans, the project applicant shall be required to demonstrate that permanent drainage facilities will adequately serve the project, or phase of the project, consistent with City standards. The project applicant shall demonstrate that increases in off-site flooding impacts will not</p>   | LS                              |

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|   |  | <p>result, and that the planned drainage facilities are either available or will be available upon site development. This demonstration may take the form of final plans and/or reports, which shall be reviewed and approved by the City. Interim storm drainage facilities shall be considered on a case-by-case basis to meet this mitigation measure.</p> <p><i>Timing/Implementation: Prior to the approval of improvement plans for each phase of the project.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services Department, Public Works.</i></p> |                                 |
| <p><b>Impact 4.8.5</b> The proposed project would contribute to the cumulative effects of degradation of regional water quality, changes to runoff patterns, and the potential for increased flooding.</p>  | <p>PS</p>                                | <p>Implement MM 4.8.1, MM 4.8.2a through MM 4.8.2d, and MM 4.8.4</p>  | <p>LS</p>                       |
| <p><b>Impact 4.9.1</b> Development of the project and offsite improvements may include grading that could result in increased soil erosion due to excavation and grading activities.</p>  | <p>PS</p>                                | <p>Implement MM 4.8.1, MM 4.8.2a, MM 4.8.2b, and MM 4.8.2c.</p>   | <p>LS</p>                       |
| <p><b>Impact 4.9.2</b> Possible seismic ground shaking in the project area would increase hazards to life and structures and must be considered, however there are no known faults in the area and the project site is not located in an Alquist-Priolo earthquake hazard zone.</p> | <p>LS</p>                                | <p>None Required</p>  |                                 |

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|--|--|--|---------------------------------|
| <b>Impact 4.9.3</b> Proposed buildings, pavement, and utilities could incur significant damage as a result of underlying expansive or unstable soil properties. The project would be required to comply with all codes and standards relative to soils and foundation engineering. | LS                                       | None Required  |                                 |
| <b>Impact 4.9.4</b> Proposed buildings, pavements, and utilities within the City of Elk Grove Planning Area could incur significant damage as a result of underlying expansive or unstable soil properties. Individual projects must comply with city requirements and the UBC.    | LS                                       | None Required  |                                 |
| <b>Impact 4.10.1</b> Development of the proposed project would result in the loss of common vegetation.  | LS                                       | None Required  |                                 |
| <b>Impact 4.10.2</b> Development of the proposed project could result in the loss of common wildlife species.  | LS                                       | None Required  |                                 |
| <b>Impact 4.10.3</b> Development of the proposed project would result in the loss of 200 acres of foraging habitat for Swainson's hawk, other special-status raptors, and other birds.   | PS                                       | <b>MM 4.10.3</b> In order to mitigate for the loss of Swainson's hawk foraging habitat to a less than significant level, the project applicant shall acquire conservation easements or other instruments to preserve suitable foraging habitat for Swainson's hawk, as determined by the CDFG. The location of mitigation parcels as well as the conservation instruments protecting them shall be acceptable to the City and to the CDFG. The amount of land preserved shall be governed by a 1:1 mitigation ratio for each acre developed at the | LS                              |

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|--------|--|--|---------------------------------|
|        |  | <p>project site. In deciding whether to approve the land proposed for preservation by the project applicant, the City shall consider the benefits of preserving lands in proximity to other protected lands. The preservation of land shall be done prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first. In addition, the City shall impose the following minimum conservation easement content standards:</p> <ul style="list-style-type: none"> <li>A) The land to be preserved shall be deemed suitable Swainson’s hawk foraging habitat by the CDFG.</li> <li>B) All owners of the mitigation land shall execute the document encumbering the land.</li> <li>C) The document shall be recordable and contain an accurate legal description of the mitigation land.</li> <li>D) The document shall prohibit any activity, which substantially impairs or diminishes the land’s capacity as suitable Swainson’s hawk foraging habitat.</li> <li>E) If the land’s suitability as foraging habitat is related to existing agricultural uses on the land, the document shall protect any existing water rights necessary to maintain such agricultural uses on the</li> </ul> |                                 |

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|--------|--|---|---------------------------------|
|        |  | <p>land covered by the document, and retain such water rights for ongoing use on the mitigation land.</p> <p>F) The applicant shall pay to the City a mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.</p> <p>G) Interests in mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in mitigation land, which it shall acquire without the prior written approval of the City.</p> <p>H) The City shall be named a beneficiary under any document conveying the interest in the mitigation land to an entity acceptable to the City.</p> <p>I) If any qualifying entity owning an interest in mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City or to the City.</p> |                                 |

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|   |  | <p>Before committing to the preservation of any particular land pursuant to this measure, the project proponent shall obtain the City's approval of the land proposed for preservation. This mitigation measure may be fulfilled in combination with a mitigation measure imposed on the project requiring the preservation of agricultural land as long as the agricultural land is determined by the Department of Fish and Game to be suitable Swainson's hawk habitat.</p> <p><i>Timing/Implementation: Prior to the issuance of grading permits or approval of improvement plans, whichever occurs first.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning.</i></p> |                                 |
| <p><b>Impact 4.10.4</b> Implementation of the proposed project could result in disturbance to nesting raptors and other migratory birds, including burrowing owl, northern harrier, and tricolored blackbird.</p> | <p>PS</p>                                | <p><b>MM 4.10.4a</b> If construction is proposed during the raptor breeding season (February–August), a focused survey for ground nesting raptors (including burrowing owls), migratory bird nests, and bat roosts shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests onsite. If active nests are found, no construction activities shall take place within 250 feet of the nest until the young have fledged. This 250-foot construction prohibition zone may be reduced based on consultation and approval by the CDFG. If no</p>  | <p>LS</p>                       |

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|--------|--|---|---------------------------------|
|        |  | <p>active nests are found during the focused survey, no further mitigation will be required.</p> <p><i>Timing/Implementation:</i> Within thirty (30) days prior to construction activities during breeding season of February – August.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Planning.</p> <p><b>MM 4.10.4b</b> Within 30 days prior to the onset of construction activities outside of the breeding season (September–January), a qualified biologist shall conduct a burrow survey to determine if burrowing owls are present on the project site. If burrowing owls are observed on the site, measures shall be implemented to ensure that no owls or active burrows are inadvertently buried during construction. Such measures include: flagging the burrow and avoiding disturbance; securing and preserving suitable habitat offsite; passive relocation and/or active relocation to move owls from the site. All measures shall be determined by a qualified biologist and approved by the CDFG.</p> <p>All burrowing owl surveys shall be conducted according to CDFG protocol. The protocol requires, at a minimum, four field surveys of the entire site and areas within 500 feet of the site by walking transects close enough that the entire site is visible. The survey shall be at</p> |                                 |

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|        |  | <p>least three hours in length, either from one hour before sunrise to two hours after or two hours before sunset to one hour after. Surveys shall not be conducted during inclement weather, when burrowing owls are typically less active and visible.</p> <p><i>Timing/Implementation</i> Within thirty (30) days prior to construction activities during non-breeding season of September-January.</p> <p><i>Enforcement/Monitoring</i> City of Elk Grove Development Services Planning.</p> <p><b>MM 4.10.4c</b> Pursuant to the MBTA and the California Fish and Game Code, if active songbird nests or active owl burrows are found within the survey area, clearing and construction shall be postponed or halted within a minimum of 250 feet, or as determined by a qualified biologist to ensure disturbance to the nest will be minimized. Construction will not resume within the buffer until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The perimeter of the protected area shall be indicated by orange mesh temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist.</p> <p><i>Timing/Implementation:</i> Prior to construction activities.</p> |                                 |

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|  |  | <i>Enforcement/Monitoring: City of Elk Grove Development Services Planning.</i>   |                                 |
| <p><b>Impact 4.10.5</b> Development of the proposed project could result in removal of sensitive vernal pool invertebrate habitat (including federally-listed species) and may cause direct impacts to this species.</p> | S  | <p><b>MM 4.10.5</b> The applicant can forego surveys required under A) and assume presence of listed vernal pool invertebrates in the appropriate water features on the site. Mitigation responsibilities would then commence with B).</p> <p>The applicant shall evaluate wetland features on the project site to determine their suitability to support listed vernal pool invertebrates.</p> <p>A) Protocol level surveys (using methodologies approved by the United States Fish and Wildlife Service) shall be employed to determine if the wetland features on site support listed vernal pool invertebrates. If it is determined that these features do not support listed vernal pool invertebrates, no additional mitigation for this impact is necessary.</p> <p>B) If it is determined that listed vernal pool invertebrates are present, the applicant shall receive authorization from the United States Fish and Wildlife Service to impact these features. Mitigation for impacts shall include creation, restoration and/or preservation of listed vernal pool invertebrate habitat at no less than 3 acres of habitat created, restored and/or preserved for each acre impacted.</p> | LS                              |

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|---|--|---|---------------------------------|
|   |  | <p>Mitigation can be completed through purchase of credits in a United States Fish and Wildlife Service approved mitigation bank.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit or approval of improvement plans, which ever occurs first.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Service, Planning and USFWS.</p>  |                                 |
| <p><b>Impact 4.10.6</b> Development of the proposed project could result in removal of habitat for giant garter snake and may cause direct impacts to this species.</p> | <p>S</p>                                 | <p><b>MM 4.10.6a</b> Within 30 days prior to commencement of construction activities, a pre-construction survey of land within 200 feet of all wetlands, channels, ponds, and other such waterways within the project site shall be conducted by a qualified biologist retained by the City and funded by the project applicant who is approved by the USFWS's Sacramento Fish and Wildlife Office. In order to protect snakes, de-watering of areas within the site shall not occur prior to completion of the pre-construction surveys. The biologist will provide the Service with a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities. The monitoring biologist shall be retained by the City and funded by the project applicant to routinely monitor construction activities. If a snake is encountered during construction activities, the monitoring biologist shall contact the City Community Development Department, Planning Division</p> | <p>LS</p>                       |

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**2.0 EXECUTIVE SUMMARY**

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|--------|--|--|---------------------------------|
|        |  | <p>and will have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed.</p> <p>GGs encountered during construction activities should be allowed to move away from construction activities on their own. Capture and relocation of trapped or injured individuals can only be attempted by personnel or individuals with current Service recovery permits pursuant to Section 10(a) 1(A) of the Act. The biologist shall be required to report any incidental take to the Service immediately by telephone at (916) 979-2725 and by written letter addressed to the Chief, Endangered Species Division, within one working day. The project area shall be re-inspected whenever a lapse in construction activity of two weeks or greater has occurred.</p> <p><i>Timing/Implementation:</i> Within thirty (30) days prior to grading and/or commencement of construction activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p><b>MM 4.10.6b</b> If a GGS is identified within the project site either during pre-construction surveys or during construction, the following shall occur:</p> <p>1) The City of Elk Grove shall be notified;</p> |                                 |

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|--------|--|--|---------------------------------|
|        |  | <p>2) The City shall suspend all construction activities on the site of the sighting and along any water feature within the plan area that is hydrologically connected to the site of the sighting;</p> <p>3) Protocol surveys shall be conducted by qualified biologists retained by the City and funded by the project applicant who are approved by the Service's Sacramento Fish and Wildlife Office;</p> <p>4) The project applicant shall consult with the USFWS and CDFG to determine appropriate mitigation for the species and habitat loss, possibly including Section 10 consultation with the USFWS and Section 2081 consultation with the CDFG; and,</p> <p>5) The project applicant shall provide the City with proof of the consultation and compliance with USFWS and CDFG mitigation requirements before construction activities may resume.</p> <p><i>Timing/Implementation: Prior to and during construction activities.</i></p> <p><i>Enforcement/Monitoring: City of Elk Development Services, Planning, USFWS and CDFG.</i></p> <p><b>MM 4.10.6c</b> No grading or other construction activities shall be conducted from October 1 to April 30, which is the inactive period of the GGS.</p> |                                 |

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|        |  | <p>More danger is posed to snakes during their inactive period, because they are occupying underground burrows or crevices and are more susceptible to direct effects, especially during excavation. A “no grading” period from October 1 to April 30 will apply to portions of the project site located within 1,000 feet of ditches, canals, ponds, wetlands or other such areas and shall be identified on improvement plans. This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and which failed to identify snakes.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits, or approval of improvement plans, whichever occurs first, and during construction activity.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning.</i></p> <p><b>MM 4.10.6d</b> Dewatering of ponds, ditches, canals and other such areas may begin any time after November 1, but no later than April 1 of the following year only after the absence of the species is determined. All water must be removed by April 15, or as soon thereafter as weather permits, and the habitat must remain dry without any standing water for 15 consecutive days after April 15 and prior to excavating or filling the dewatered habitat.</p> |                                 |

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|---|--|--|---------------------------------|
|   |  | <p><i>Timing/Implementation:</i> Prior to and during construction activity.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p><b>MM 4.10.6e</b> Construction personnel shall participate in a USFWS-approved worker environmental awareness program. Under this program, workers shall be informed about the presence of GGSs and habitat associated with the species and that unlawful take of the animal or destruction of its habitat is a violation of the Act. Prior to construction activities, a qualified biologist approved by the USFWS shall instruct all construction personnel about: (1) the life history of the GGS; (2) the importance of irrigation canals, marshes/wetlands, and seasonally flooded areas, such as rice fields, to the GGS; and (3) the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the City and the Sacramento U.S. Fish and Wildlife Office.</p> <p><i>Timing/Implementation:</i> Prior to project grading and construction.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning</p> |                                 |
| <p><b>Impact 4.10.7</b> Construction activities would result in the loss of habitat for valley elderberry longhorn beetles on the project site.</p> | <p>PS</p>                                | <p><b>MM 4.10.7</b> The project applicant shall revise the site plan of the Sterling Meadows project to avoid impacts to potential habitat for VELB, if</p>  | <p>LS</p>                       |

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|--------|--|---|---------------------------------|
|        |  | <p>feasible, prior to approval of the tentative map. If project development is required in areas that may impact elderberry shrubs containing stems measuring 1.0 inch or greater in diameter at ground level (development within 100 feet of shrub dripline), the project applicant shall perform one of the following measures prior to issuance of grading permits or approval of improvement plans, whichever occurs first:</p> <ol style="list-style-type: none"> <li>1) Fence and flag all areas to be avoided during construction activities. In areas where encroachment on the 100-foot buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.</li> <li>2) Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.</li> <li>3) Erect signs every 50 feet along the edge of the avoidance area with the following information: "This area is habitat of the valley elderberry longhorn beetle, a threatened species and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines and imprisonment." The signs should be clearly readable from</li> </ol> |                                 |

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|--------|--|--|---------------------------------|
|        |  | <p>a distance of 20 feet and must be maintained for the duration of construction.</p> <p>4) Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.</p> <p><u>Restoration and Maintenance</u></p> <p>1) Restore any damage done to the buffer area (area within 100 feet of elderberry plants) during construction. Provide erosion control and re-vegetate with appropriate native plants.</p> <p>2) Buffer areas must continue to be protected after construction from adverse effects of the project. Measures such as fencing, signs, weeding and trash removal are usually appropriate.</p> <p>3) No insecticides, herbicides, fertilizers or other chemicals that might harm the beetle or its host plant should be used in the buffer areas, or within 100 feet of any elderberry plant with one or more stems measuring 1.0 inch or greater in diameter at ground level.</p> <p>4) The applicant must provide a written description of how the buffer areas are to be restored, protected and maintained after construction is completed.</p> <p>5) Mowing of grasses/ground cover may</p> |                                 |

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|--------|--|---|---------------------------------|
|        |  | <p>occur from July through April to reduce fire hazard. No mowing should occur within five feet of elderberry plant stems. Mowing must be done in a manner that avoids damaging plants (e.g., striping away bark through careless use of mowing/trimming equipment).</p> <p>If the shrub cannot be avoided, then a mitigation plan shall be developed in consultation with USFWS consistent with the conservation guidelines for the valley elderberry longhorn beetle (which likely includes one or more of the following), shall be implemented:</p> <p>Obtain credits at an approved mitigation bank;<br/>or</p> <ul style="list-style-type: none"> <li>• Implement an onsite mitigation and monitoring plan that includes transplantation of the shrub and planting of elderberry seedlings.</li> <li>• The mitigation plan shall be approved by the USFWS prior to acceptance by the City. Any required onsite mitigation shall be incorporated into subsequent improvement and construction plans.</li> </ul> <p><i>Timing/Implementation: Prior to tentative map approval, if feasible to avoid, or prior to issuance of grading permits or approval of improvement plans,</i></p> |                                 |

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|  |  | <p><i>whichever occurs first.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning and USFWS.</i></p>  |                                 |
| <p><b>Impact 4.10.8</b> The project site contains 0.7396 acre of drainage and seasonal wetland features that are jurisdictional waters of the US and 0.3801 acres of non-jurisdictional seasonal wetlands. Impacts to jurisdictional waters of the US and non-jurisdictional seasonal wetlands are considered potentially significant.</p> | <p>PS</p>                                | <p><b>MM 4.10.8a</b> The applicant shall ensure that the project will result in no-net-loss of waters of the US. The project applicant shall provide mitigation through impact avoidance, impact minimization and compensatory mitigation for any impacts to the 0.7396 acres of waters of the US. Compensatory mitigation shall require purchase of credits in an Army Corps of Engineers approved mitigation bank at a ratio no less than one acre purchased for each are impacted.</p> <p><i>Timing/Implementation: Prior to project grading permit or approval of improvement plans, whichever occurs first.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning and ACOE.</i></p> <p><b>MM 4.10.8b</b> The applicant shall ensure that the project will result in no net loss of non-jurisdictional wetlands and seasonal waters. The project applicant shall mitigate for loss or disturbance of these features, including the 0.3801 acres of non-jurisdictional seasonal wetlands present on the site, through impact avoidance, impact minimization and compensatory mitigation. Compensatory mitigation shall require purchase of credits at a City approved mitigation bank at a ratio of no less than one</p> | <p>LS</p>                       |

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|---|--|---|---------------------------------|
|   |  | <p>acre purchased for each acre impacted.</p> <p><i>Timing/Implementation:</i> Prior to project grading permit or approval of improvement plans, whichever occurs first.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p>  |                                 |
| <p><b>Impact 4.10.9</b> The development of this project would contribute cumulatively to the loss of biological resources in the region and the ongoing urbanization in southern Sacramento County.</p> | CS                                       | <p>Implement MM 4.10.3, 4.10.4a, 4.10.4b, 4.10.4c, 4.10.5, 4.10.6a, 4.10.6b, 4.10.6c, 4.10.6d, 4.10.6e, 4.10.7, and 4.10.8.</p>   | SU                              |
| <p><b>Impact 4.11.1</b> The proposed project is not located in an area known to contain historical, archeological, paleontological, or other cultural resources.</p>                                    | N  | None required   |                                 |
| <p><b>Impact 4.11.2</b> The project could destroy or disturb currently unknown cultural resources that lie buried on the project site.</p>  | PS                                       | <p><b>MM 4.11.2a</b> If any prehistoric or historic artifacts or other indications of archaeological or paleontological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures.</p> <p><i>Timing/Implementation:</i> As a condition of project approval, and implemented during</p> | LS                              |

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|        |  | <p><i>construction activities. This measure shall be included as a note on all project construction plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning.</i></p> <p><b>MM 4.11.2b</b> If human remains are discovered, all work must stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are Native American, the coroner shall notify the Native American Heritage Commission, which in turn shall inform a most likely descendant. The descendant shall then recommend to the landowner appropriate disposition of the remains and any grave goods.</p> <p><i>Timing/Implementation: As a condition of project approval, and implemented during construction activities. This measure shall be included as a note on all project construction plans</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning.</i></p> |                                 |

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|---|--|--|---------------------------------|
| <b>Impact 4.11.3</b> Implementation of the proposed project is not anticipated to disturb any known prehistoric or cultural resources on the project site.  | LS                                       | None Required  |                                 |
| <b>Impact 4.12.1.1</b> Emergency crews responding to a call for service at the construction site may not arrive within the minimum response time of five minutes considered acceptable by the Cosumnes Community Services District Fire Department. | PS                                       | <b>MM 4.12.1.1</b> As a condition of development entitlements, all development on the project site shall meet the minimum necessary fire flow and other standard fire protection and life safety requirements identified in the Uniform Fire Code, Uniform Building Code, and other applicable state regulations. Construction sites shall ensure adequate on-site water supply and all-weather access for fire-fighting equipment and emergency vehicles before framing can occur. The applicant shall also pay the Fire Protection Development Fee in effect at the time of building permit issuance.<br><br><i>Timing/Implementation:</i> During construction activities and prior to improvement plan approval. This measure shall be included as a note on all project construction plans.<br><br><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services and Cosumnes Community Services District. | LS                              |
| <b>Impact 4.12.1.2</b> The proposed project will require provision of adequate fire flows.  | PS                                       | <b>MM 4.12.1.2a</b> Prior to approval of improvement plans, the project applicant shall demonstrate that all required water mains, fire hydrants, and fire flow requirements necessary to serve the project are provided prior to the existence or   | LS                              |

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|---|--|---|---------------------------------|
|   |  | <p>storage of any combustible construction material on the project site, and that the installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, meets the standards of the <i>Cosumnes Community Services District</i> and the water purveyor.</p> <p><i>Timing/Implementation: Prior to improvement plan approval.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Cosumnes Community Services District.</i></p> <p><b>MM 4.12.1.2B</b> Prior to approval of improvement plans, the water supply system plans for the subdivisions shall be reviewed by the City to ensure adequate fire flows for the project as specified by the <i>Cosumnes Community Services District</i>.</p> <p><i>Timing/Implementation: Prior to improvement plan approval.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services and Cosumnes Community Services District.</i></p> |                                 |
| <p><b>Impact 4.12.1.3</b> The proposed project will be conditioned to provide adequate emergency access to the site.</p>                                    | <p>LS</p>                                | <p>None Required</p>  |                                 |
| <p><b>Impact 4.12.1.4</b> Project operation may significantly impact fire department response times if the proposed project is constructed prior to the</p> | <p>PS</p>                                | <p><b>MM 4.12.1.4a</b> The project developer shall contribute their fair share for improvements and facilities, included in the Laguna South Public Facilities</p>  | <p>LS</p>                       |

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|--|--|--|---------------------------------|
| <p>opening of a new station within the neighboring Laguna Ridge Specific Plan.</p> |  | <p>Fee Program (PFFP). The project’s fair share of funding for fire services and facilities shall be provided to the satisfaction of the Cosumnes Community Services District (CSD).</p> <p>Fair-share funding for fire facilities and services improvements shall be determined concurrent with modification of the Laguna South PFFP. The PFFP will be updated to include the neighboring Laguna Ridge Specific Plan Area into the Fee Program. Project public facility financing plans and/or programs shall establish the timing of these improvements to ensure they are in place to the satisfaction of the Cosumnes CSD Fire Department. Establishment of the fire facilities and services improvements financing plans and/or programs shall occur prior to recordation of the Final Map. Construction activities may occur prior to approval of the project’s financing plans and/or programs only if the project applicant constructs the Cosumnes CSD’s Fire Department’s required improvements and purchases associated facilities concurrent with the development of their specific project.</p> <p><i>Timing/Implementation:</i> Prior to approval of the Project Financing Program and/or Plan.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services and CCSD.</p> <p><b>MM 4.12.1.4b</b> All signalized intersections installed by the</p> |                                 |

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|--|--|---|---------------------------------|
|  |  | project developer shall be equipped with traffic pre-emption devices at the time of installation.<br><br><i>Timing/Implementation:</i> Prior to approval of improvement plans.<br><br><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services and Cosumnes CSD.   |                                 |
| <b>Impact 4.12.1.5</b> The proposed project would increase demand for fire protection services and/or require new or physically altered fire protection facilities.          | LS                                       | None Required   |                                 |
| <b>Impact 4.12.1.6</b> The proposed project, in combination with other approved and future development in the City, would incrementally increase demand for fire protection. | LS                                       | None Required   |                                 |
| <b>Impact 4.12.2.1</b> The proposed project would increase demand for police services in association with new residential and commercial development.                        | LS                                       | None Required   |                                 |
| <b>Impact 4.12.2.2</b> The proposed project circulation system presents safety issues and lack of visibility.  | PS                                       | <b>MM 4.12.2.2</b> Prior to recordation of the Final Map and improvement plans for the site, the project developer shall either lengthen I Drive between A Drive and J Drive; or extend L Way through to A Drive. The revised plans shall be submitted to the City for review and approval.<br><br><i>Timing/Implementation:</i> Prior to the recordation of the final map and improvement plans. | LS                              |

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|   |  | <i>Enforcement/Monitoring: City of Elk Grove Public Works Department and Police Department.</i>   |                                 |
| <b>Impact 4.12.2.3</b> Implementation of the proposed project could require additional law enforcement related services and facilities in combination with planned and proposed development.  | LS                                       | None Required   |                                 |
| <b>Impact 4.12.3.1</b> Development of the proposed project would increase demand for school services.   | LS                                       | None Required   |                                 |
| <b>Impact 4.12.3.2</b> Implementation of the proposed project, in combination with other planned development would result in the generation of additional students. Each project is required to pay development fees on a project-by-project basis. | LS                                       | None Required   |                                 |
| <b>Impact 4.12.4.1</b> The proposed project would result in annual demand of 916 AFY of water. SCWA has indicated that it has sufficient water available to serve the proposed project.   | LS                                       | None Required   |                                 |
| <b>Impact 4.12.4.2</b> No water facilities are located in the vicinity of the project. New infrastructure must be installed to serve the proposed project   | PS                                       | <b>MM 4.12.4.2a</b> SCWA shall review and approve the water system alternative to be implemented and the two well sites prior to improvement plan or final map approval by the City of Elk Grove.<br><br><i>Timing/Implementation: Prior to approval of improvement plans or final map, whichever occurs first.</i> | LS                              |

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|        |  | <p><i>Enforcement/Monitoring: SCWA and City of Elk Grove Public Works Department.</i></p> <p><b>MM 4.12.4.2b</b> Project proponents, future successors or interests shall reserve a minimum 4 Acre net water treatment plant and on site well located on lot numbers 779, 780, 814, 815, 816, 817, 818, &amp; 819 and necessary easements to the satisfaction of the SCWA. Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternative site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to Final Map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to Final Map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.</p> <p><i>Timing/Implementation: Prior to approval Final Map.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Public Works Department and SCWA.</i></p> <p><b>MM 4.12.4.2c</b> Project proponents, future successors or interests shall reserve a minimum 100ft x</p> |                                 |

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|--------|--|--|---------------------------------|
|        |  | <p>100ft water well site located at lot numbers 843 &amp; 844 and a minimum 100ft x 100ft water well site located at lot numbers 865 &amp; 866 and necessary easements to the satisfaction of the SCWA. Acceptance and approval of the site shall be subject to meeting DHS setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). If these conditions cannot be satisfied, then an alternate site on the Sterling Meadows Subdivision shall be selected and similarly evaluated. Prior to Final Map approval, the project proponent shall grant right-of-way entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government Code Title 7, Division 2, Article 4.</p> <p><i>Timing/Implementation: Prior to approval Final Map.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Public Works Department and SCWA.</i></p> <p><b>MM 4.12.4.2d</b> Require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.</p> |                                 |

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|---|--|---|---------------------------------|
|   |  | <p><i>Timing/Implementation:</i> Prior to issuance of building permit.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Public Works Department and SCWA.</p> <p><b>MM 4.12.4.2e</b> Require efficient cooling systems, recirculation pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Public Works Department and SCWA.</p> |                                 |
| <p><b>Impact 4.12.4.3</b> The proposed project would require fire flows of 1,750 gpm. The project water system will be designed to provide required fire flow pressure and supply.</p>      | LS                                       | None Required   | LS                              |
| <p><b>Impact 4.12.4.4</b> The project, when considered with other development projects in the area, would result in a cumulative demand for water supply.</p>                               | LS                                       | None Required   |                                 |
| <p><b>Impact 4.12.5.1</b> The proposed project would generate 0.72 mgd of wastewater. CSD-1 has indicated that it has adequate treatment capacity available to accommodate the project.</p> | LS                                       | None Required   |                                 |
| <p><b>Impact 4.12.5.2</b> Implementation of the proposed project would require construction of wastewater conveyance infrastructure. This infrastructure would be installed within</p>      | LS                                       | None Required   |                                 |

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## 2.0 EXECUTIVE SUMMARY

| Impact   | Level of Significance Without Mitigation | Mitigation Measure  | Resulting Level of Significance |
|--|--|---|---------------------------------|
| right-of-ways on and off-site.   |  |   |                                 |
| <b>Impact 4.12.5.3</b> Implementation of the proposed project, in combination with other proposed and approved projects, would increase demand for wastewater service. All new development is required to pay connection fees and construct necessary improvements consistent with all SRCSD Master Plans. | LS                                       | None Required   |                                 |
| <b>Impact 4.12.6.1</b> Implementation of the proposed project would increase solid waste generation. Sufficient capacity is available at the Kiefer Landfill and curbside pick-up is negotiated through a contract with BFI Waste Systems.   | LS                                       | None Required   |                                 |
| <b>Impact 4.12.6.2</b> Implementation of the proposed project, in combination with other proposed and approved development, would increase solid waste generation. Sufficient capacity is available at the Kiefer Landfill and curbside pick-up is contracted on a project-by-project basis.               | LS                                       | None Required   |                                 |
| <b>Impact 4.12.7.1</b> Implementation of the proposed project would create 799 single-family dwellings, 174 live/work and/or flex units and an estimated 206 multi-family dwellings that would require additional parkland. The project includes 18.4+ gross acres of park land.                           | LS                                       | None Required   |                                 |
| <b>Impact 4.12.7.2</b> Development of the proposed project would be inconsistent with Elk Grove General Plan Policies PTO-7, PTO-10, PTO-  | S  | <b>MM 4.12.7.2</b> Prior to approval of grading or improvement plans, the applicant shall resubmit plans, which incorporate a trail system consistent | LS                              |

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|--|--|---|---------------------------------|
| 12, and PTO-13 regarding provision of trails.  |  | <p>with Elk Grove General Plan policies and to the satisfaction of the City of Elk Grove.</p> <p><i>Timing/Implementation:</i> Prior to approval of grading and/or improvement plans.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning and Cosumnes CSD.</p>   |                                 |
| <p><b>Impact 4.12.7.3</b> The proposed project, in combination with other proposed and approved development, would result in increased demand for parks and recreation facilities. Individual development projects are required to dedicate park land and/or pay development fees.</p> | LS                                       | None Required   |                                 |
| <p><b>Impact 4.12.8.1</b> The proposed project has an estimated electrical demand of 5.6 MVA. This will contribute to the need for new electrical substations and power lines in the area.</p>   | PS                                       | <p><b>MM 4.12.8.1</b> No building permits shall be issued for more than 100 single family homes or any mixture of uses demanding 500 KW or more, as determined by SMUD, until the Lent Ranch Substation has been constructed, or other system improvements are made, as determined by SMUD, to accommodate the proposed project.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permit for the 101st single family home, or for any mixture of uses demanding 500 KW or more of electricity, as determined by SMUD.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development</p> | LS                              |

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|---|--|---|---------------------------------|
|   |  | <i>Services and SMUD.</i>   |                                 |
| <b>Impact 4.12.8.2</b> The proposed project would increase demand for natural gas.  | LS                                       | None Required   |                                 |
| <b>Impact 4.12.8.3</b> The proposed project would require extension of telephone services to serve the site.  | LS                                       | None Required   |                                 |
| <b>Impact 4.12.8.4</b> The proposed project, in combination with other proposed and approved projects, would incrementally increase demand for electric, natural gas and telephone services. Provision of service occurs on a project-by-project basis. | LS                                       | None Required   |                                 |
| <b>Impact 4.13.1</b> As viewed from Kammerer Road and the surrounding area, development of the proposed project would substantially alter the existing landscape characteristics from fallow agricultural land to developed urban uses.                 | S  | <p><b>MM 4.13.1a</b> Where solid fences and walls are used, the color and material used shall blend with the features of the surrounding area. Continuous fences and walls shall be softened with landscaping. Solid fence and wall designs shall be included in all landscaping plans.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans and landscape plans.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services Department, Planning.</i></p> <p><b>MM 4.13.1b</b> Taller-growing trees and/or shrubs shall be planted along the borders of the project site where the project will interface with planned development in the Lent Ranch Marketplace project and existing agricultural uses. The use of this material shall screen the project from these uses and minimize the potential for light</p> | SU                              |

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|--|--|---|---------------------------------|
|  |  | <p>and glare impacts.</p> <p><i>Timing/Implementation:</i> Prior to approval of improvement plans or landscape plans.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning.</p>  |                                 |
| <p><b>Impact 4.13.2</b> Implementation of the proposed project would result in the introduction of new nighttime light and glare sources associated with project roadways and residential uses that could adversely affect adjacent areas.</p> | <p>PS</p>                                | <p><b>MM 4.13.2a</b> Street light fixtures shall use low-pressure sodium lamps or other similar lighting fixture and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps shall be prohibited. Offsite illumination shall not exceed two-foot candles. Street lighting plans shall be submitted with project improvement plans for City review and approval.</p> <p><i>Timing/Implementation:</i> Prior to approval of facility improvement plans for project roadways.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning.</p> <p><b>MM 4.13.2b</b> Exterior building materials on nonresidential structures shall be composed of at least 50 percent low-reflectance non-polished surfaces. All bare metallic surfaces shall be painted with flat finishes to reduce reflected glare.</p> <p><i>Timing/Implementation:</i> Prior to design review and issuance of building permits.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development</p> | <p>LS</p>                       |

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|--|--|--|---------------------------------|
|  |  | <i>Services Department, Planning.</i>  |                                 |
| <p><b>Impact 4.13.3</b> Implementation of the Sterling Meadows project in combination with other projects would result in the further conversion of the area’s rural landscape to residential, commercial, and other land uses. This would contribute to the alteration of the visual resources in the region.</p> | CS                                       | Implement MM 4.13.2a and 4.13.2b, as well as City of Elk Grove General Plan Policies CAQ-8 and LU-35 | SU                              |

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