

APPENDIX L

MMRP

APPENDIX L

MITIGATION MONITORING AND REPORTING PROGRAM

1 INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines Section 15097 requires that whenever a public agency approves a project based on a Mitigated Negative Declaration or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring and reporting program to ensure that all adopted mitigation measures are implemented.

This mitigation monitoring and reporting program (MMRP) is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Special Use District B (SUD-B) Northeast Quadrant Specific Plan (proposed project). This MMRP will be used by City of Lincoln staff to ensure compliance with all mitigation measures identified in the SUD-B Northeast Quadrant Specific Plan EIR is achieved during project implementation and operation. The MMRP provides for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

INTENTIONALLY LEFT BLANK

2 STANDARD MITIGATION MONITORING PROGRAM

City of Lincoln has adopted a standard mitigation monitoring program. This program requires that mitigation measures adopted for projects requiring discretionary City approvals, such as the SUD-B Northeast Quadrant Specific Plan project, be included in the conditions of approval for those projects and that issuance of any of the permits or city actions listed below must be preceded by a verification by city staff that certain conditions of approval/mitigation measures have been met. Compliance with conditions of approval is monitored by the City through a variety of permit and review processes, including:

- Improvement Plans approval (this approval must be obtained prior to issuance of grading or building permits)
- Grading Permit issuance
- Improvements construction inspection
- Final map recordation
- Acceptance of subdivision improvements as complete
- Building permit issuance
- Certificates of Occupancy

The mitigation measures for the SUD-B Northeast Quadrant Specific Plan project included in the EIR would be monitored through the City's Standard Mitigation Monitoring Program, as indicated in the text of each mitigation measure. The following table provides the full text of each mitigation measure and identifies the specific permit(s) or approval(s) from the Standard Mitigation Monitoring Program that the City would use to verify compliance with each, or another monitoring mechanism that would be used if the mitigation measure cannot be verified through the City's Standard Mitigation Monitoring Program.

Mitigation Monitoring Program Description

City of Lincoln will coordinate monitoring activities and document the implementation of mitigation measures for each project phase. Table 1 lists each mitigation measure as identified in the Final EIR and the associated implementation, monitoring/reporting, timing and performance requirements. The table includes:

1. the full text of each applicable mitigation measure;
2. the party or parties responsible for implementation and monitoring of each measure and any reporting requirements;

3. the timing of implementation of each mitigation measure, including any ongoing monitoring and/or reporting requirements; and
4. performance criteria by which to ensure mitigation requirements have been met.

Following completion of the monitoring and reporting process, the final monitoring results, as well as annual reports where required, will be recorded and incorporated into the project file maintained by the City of Lincoln.

3 SPECIAL USE DISTRICT B (SUD-B) NORTHEAST QUADRANT SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

No mitigation measures are required for the following resources:

- Agriculture and Forestry Resources
- Hazards and Hazardous Materials
- Population and Housing
- Public Services
- Urban Decay
- Utilities and Service Systems

Mitigation measures are required for the potentially significant impact described in the table below.

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Aesthetics</i>				
MM-AES-1 Commercial development shall avoid mirrored or highly reflective building finish materials, and shall avoid excessively bright upward lighting, such as search lights, laser light displays, or distracting lights that could be mistaken for airport lights.	Project applicant	City of Lincoln	Prior to approval of building permits	The lack of mirrored or highly reflective building finish materials or excessive upward lighting
<i>Air Quality</i>				
MM-AQ-1 Prior to approval of any construction-related permits, the project applicant or its designee shall place the following requirements on all plans, which shall be implemented during grading of each phase of the proposed project to minimize NO _x and PM ₁₀ emissions: <ul style="list-style-type: none"> • Off-road heavy-duty diesel-powered construction equipment with engines rated as 75 horsepower or greater, shall be equipped with Tier 4 Final or better diesel engines, except where Tier 4 Final or better engines are not available for specific construction equipment. The City shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards; 	Project applicant or its designee	City of Lincoln	Prior to approval of any construction-related permits and implemented during grading of each phase	Implementation of requirements minimizing NO _x and PM ₁₀ emissions

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> • Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes and shall turn their engines off when not in use to reduce vehicle emissions; • All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications; • The use of electrical or natural gas-powered construction equipment shall be employed where feasible including forklifts and other comparable equipment types; • The use of catalytic reduction for gasoline-powered equipment shall be employed where feasible; • All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible; • In order to control dust, an operational watering truck shall be on site during construction hours. In addition, dry chemical sweeping is prohibited. Watering at the construction site shall be carried out in the compliance with operating Placer County Air Pollution Control District rules and City of Lincoln requirements; • Fugitive dust shall not exceed 40% opacity and not go beyond the project boundary at any time as required by District Rule 228 Fugitive Dust (Section 300). If lime or other drying agents are 				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>used to dry out wet grading areas, they shall be controlled so as to not exceed District Rule 228 Fugitive Dust limitations. The prime contractor shall be responsible for having an individual, CARB-certified to perform Visible Emissions Evaluations (VEE), who shall routinely evaluate compliance to Rule 228, Fugitive Dust on a weekly basis;</p> <ul style="list-style-type: none"> • The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares; • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less; • To control dust once grading is complete, the prime contractor shall apply methods such as surface stabilization, establishment of the vegetative cover, paving, or other methods approved by the City.vi. The prime contractor shall suspend all grading activities when wind speeds (including instantaneous gusts) are high (typically winds greater than 25 miles per hour), and dust is traveling offsite; <p>Stockpiles of dirt shall be covered when not being used or otherwise controlled to prevent erosion and/or dust.</p>				
<p>MM-AQ-2 Application of low VOC coatings used for exterior and interior of all surfaces of at least 50 g/L, which is beyond the local requirements (Placer County Air Pollution Control District Rule 228, Architectural Coatings).</p>	Project applicant	City of Lincoln; Placer County Air Pollution Control District	Prior to approval of building plans – to be noted on plans and specifications.	Application of low VOC coatings

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM-AQ-3 To reduce operational emissions of ROG, NO_x, and PM₁₀ emissions, the following Placer County Air Pollution Control District Standard Operational Air Quality Mitigation Measures shall be implemented as part of the proposed project's final design:</p> <ul style="list-style-type: none"> • Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show on the submitted building elevations that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than the allotted time shall be required to connect to the 110/208 volt power to run any auxiliary equipment. A minimum 2'x3' signage which indicates "Diesel engine Idling limited to a maximum of five minutes" shall be included with the submittal of building plans. • Prior to Design Review approval, the Site Plan shall show that the applicant has provided the number of preferential parking spaces for employees that carpool/vanpool/rideshare as required by the District. Such stalls shall be clearly demarcated with signage as approved by the Design Review Board. • Prior to Design Review approval, the applicant shall show that on-site bicycle racks will be provided as required by the District. 	Project applicant	City of Lincoln; Placer County Air Pollution Control District	Prior to approval of building plans for each project phase	Implementation of required measures listed

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM-AQ-4 For individual projects to be developed under the Specific Plan that exceed the Placer County Air Pollution Control District criteria air pollutant thresholds after implementation of on-site mitigation, the following measures shall be applied, as determined feasible through coordination with the Placer County Air Pollution Control District:</p> <ul style="list-style-type: none"> • Establish mitigation off-site within the same region (i.e., City of Lincoln, western Placer County) by participating in an off-site mitigation program, coordinated through the Placer County Air Pollution Control District and/or by funding energy-efficiency measures (e.g., installation of insulation and/or dual pane windows in existing buildings), vehicle emission reduction measures (e.g., replace diesel school buses with natural gas buses), and/or trip-reduction measures (e.g., bike lanes and/or NEV lanes on streets that do not have them); and/or • Participate in the District's Off-site Mitigation Program by paying the equivalent amount of money, which is equal to the proposed projects contribution of pollutants (ROG and NOx), which exceeds the cumulative thresholds of 55 pounds per day. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects). 	<p>Project applicant</p>	<p>City of Lincoln; Placer County</p>	<p>At the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).</p>	<ul style="list-style-type: none"> • Establishment of mitigation offsite by participating in an off-site mitigation program, coordinated through the Placer County Air Pollution Control District and/or by funding energy-efficiency measures or; • Participation in the District's Off-site Mitigation Program, determined by current California Air Resource Board guidelines

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Biological Resources</i>				
<p>MM-BIO-1 <i>Workers Environmental Awareness Program.</i> All workers shall receive worker environmental awareness training (WEAP) conducted by a qualified biologist or an environmentally trained construction foreman. WEAP may also be conducted through a video created by a qualified biologist specifically for this project. WEAP shall instruct construction workers to recognize all special-status species potentially present in the project area, identify their habitat, and the nature and purpose of protective measures including best management practices (BMPs) and other required mitigation measures described in the EIR. They shall also be instructed to avoid Markham and Auburn Ravines, prevent construction-related fuel spills, and receive contact information for the qualified biologist in the event a special-status species is harmed or identified during project construction.</p>	<p>Project applicant; developers of individual projects; and construction contractors</p>	<p>City of Lincoln</p>	<p>Prior to the start of construction</p>	<p>Completion of training conducted by a qualified biologist or an environmentally trained construction foreman and</p>
<p>MM-BIO-2 <i>Biological Monitor.</i> During project construction activities, a biological monitor shall monitor all construction activities in or adjacent to Auburn and Markham Ravines, as well as perform regular nesting bird surveys throughout the project area. The monitor shall have the authority to immediately stop any activity that is likely to impact special-status species or order any reasonable measure to avoid or minimize impacts to fish and wildlife resources. If any previously unknown special-status species are found within the project area during project construction, the monitor shall inform the USFWS and/or CDFW within 1 day, as appropriate for the species.</p>	<p>Project applicant; developers of individual projects and construction contractors</p>	<p>City of Lincoln and biological monitor</p>	<p>During project construction activities in or adjacent to Auburn and Markham Ravines</p>	<p>Inclusion of biological monitor during construction activities</p>

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM-BIO-3 Wetlands and Waters of the U.S. Wetlands and waters of the U.S. lost as a result of construction activities shall be replaced on a “no-net-loss” basis in accordance with USACE regulations and one of the following methods:</p> <ul style="list-style-type: none"> a) If the PCCP is adopted and approved by the agencies, participation in the PCCP shall satisfy all mitigation requirements under CEQA. b) If the PCCP has not been adopted and approved by the agencies at the time the project applicants wish to proceed with permitting, the following process shall be used in planning for replacement: <ul style="list-style-type: none"> i. For new wetlands created on site in open space areas, a conceptual on-site wetlands mitigation plan shall be prepared by a qualified biologist pursuant to, and through consultation with, the USACE, including an agreed-upon replacement ratio of wetlands with the USACE. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements. ii. The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other funding from the project applicant. iii. For those acres of wetlands or waters of the U.S. lost to development that 	<p>Project applicant, construction contractors</p>	<p>City of Lincoln and USACE</p>	<p>Prior to the issuance of a grading permit</p>	<ul style="list-style-type: none"> • Participation in the PCCP or • Completion of a conceptual on-site wetlands mitigation plan; USACE-approved mitigation bank or otherwise USACE-approved location • CWA Section 404 permit • CWA Section 404 Wetland Fill permit • CWA Section 401 water quality certification • Streambed Alteration Agreement

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>cannot be replaced on site, the project applicant shall compensate for the loss of wetland habitat through the purchase of mitigation credits at a USACE-approved mitigation bank or otherwise USACE-approved location. The ratio of compensation shall be determined in consultation with the USACE as part of the CWA Section 404 permit process, but shall not be less than 1:1. The project applicant may pay in-lieu fees to the U.S. Army Corps of Engineers (ACOE), CDFW, and Regional Water Quality Control Board according to their established fee structures to compensate for the removal of jurisdictional wetland features within the project area. Additionally, off-site permittee-responsible compensatory mitigation in the form of preservation, creation, enhancement or restoration will be accepted as outlined in the ACOE <i>Permittee-Responsible Mitigation Guidance May 26, 2016 (Draft)</i> document.</p> <p>iv. Prior to the City issuing a grading permit, the project applicant shall acquire the appropriate CWA Section 404 permit for filling of wetlands and other waters of the U.S. in the project area. In addition to the CWA Section 404 Wetland Fill permit, a CWA Section 401 water quality certification shall also be required in conjunction with the Section 404 permit.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>v. For any construction activities affecting the bed, bank, or associated riparian vegetation of any streams or lakes subject to CDFW jurisdiction (such as Markham Ravine and Auburn Ravine), then a Streambed Alteration Agreement shall be obtained from CDFW, pursuant to Section 1600 of the California Fish and Game Code. If required, the project applicant shall coordinate with CDFW in developing appropriate mitigation, and shall abide by the conditions of any executed permits for any work related to on-site streams or associated riparian areas.</p>				
<p>MM-BIO-4 <i>Native Oak Tree Planting.</i> The project applicant shall, to the extent feasible, design the project to retain protected trees and to protect on site trees during construction activities. If these trees cannot be retained in place, then the project applicant shall compensate for the loss of oaks on the project site based on the fee structure and guidance stated in the City of Lincoln Municipal Code. This may require either a fee payment to the City, or planting/establishment of native oak trees outside of the project area.</p>	<p>Project applicant, construction contractors</p>	<p>City of Lincoln</p>	<ul style="list-style-type: none"> • Review tree impacts prior to approval of improvement plans • Mitigation plan and/or fees approved prior to grading permit issuance 	<ul style="list-style-type: none"> • Retention of all feasible native oaks onsite • Completion of compensation for the loss of oaks as stated in the stated in the City of Lincoln Municipal Code
<p>MM-BIO-5 <i>Location of Construction Activities.</i> Wherever feasible, construction and stockpiling of materials shall be located away from Markham and Auburn Ravines, outside of the 100-year floodplain, and other sensitive habitats, as determined by the qualified project biologist. In areas that cannot be feasibly avoided, the project biologist shall monitor the activity on a daily basis to ensure impacts to native wildlife are avoided.</p>	<p>Project applicant, construction contractor</p>	<p>City of Lincoln</p>	<p>Construction and staging areas to be identified prior to start of construction</p>	<p>Materials stockpiled outside of the 100-year floodplain, and other sensitive habitats and away from Markham and Auburn Ravines</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM BIO-6 Rare Plant Surveys and Mitigation. The project applicant shall retain a qualified biologist/botanist to conduct protocol-level plant surveys. Suitable habitat may occur on the northerly 72.6 acres of the project site for the following species: dwarf downingia (<i>Downingia pusilla</i>), Ahart's dwarf rush (<i>Juncus leiospermus</i> var. <i>ahartii</i>), Red Bluff dwarf rush (<i>Juncus leiospermus</i> var. <i>leiospermus</i>), and Legenere (<i>Legenere limosa</i>).</p> <p>The surveys shall be conducted during the appropriate blooming periods (May to November). These plant surveys shall be conducted in accordance with 2009 California Department of Fish and Wildlife (CDFW) rare plant survey protocols. The results of the survey shall be summarized in a report and submitted to CDFW and USFWS, and would be valid for two years.</p> <p>If rare plants are present and cannot be avoided, the project applicant compensate for the loss of habitat, either on-site or off-site at a minimum of ratio of 1:1. Mitigation for losses could include replacing the amount, type, and value of habitat lost to project construction through an accredited mitigation bank, if approved by USFWS and CDFW.</p>	Project applicant, construction contractors	City of Lincoln; USFWS and CDFW	Surveys conducted during the appropriate blooming periods (May to November) prior to construction	<ul style="list-style-type: none"> • Identification and avoidance of rare plants • Compensation from unavoidable loss of habitat, either on-site or off-site at a minimum of ratio of 1:1
<p>MM BIO-7 Vernal Pool Crustacean Avoidance and Mitigation. If suitable habitat for vernal pool crustaceans cannot be avoided during construction activities, the project applicant shall comply with applicable federal ESA regulations for mitigation of vernal pool crustaceans. The project applicant can either assume presence of vernal pool crustaceans within suitable habitat, or can conduct protocol-level surveys for vernal pool invertebrate species. The project applicant shall be responsible for offsetting the loss of any vernal pool crustacean habitat using one of the following methods:</p>	Project applicant, construction contractors	City of Lincoln, CDFW	Prior to the issuance of grading permits	<ul style="list-style-type: none"> • Participation in the PCCP or • Completion of a mitigation as determined by the USFWS

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>a) If the PCCP has been adopted by the County, the City, and approved by the agencies, the project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact.</p> <p>b) If the PCCP has not been adopted by the County and City and/or has not been approved by the agencies, the extent of any necessary compensatory mitigation shall be determined in consultation with the USFWS, but shall not be less than 1:1. Typically, recommended mitigation for the loss of vernal pool crustacean habitat has been at a ratio of 2:1 acres for preservation and 1:1 acres for creation.</p>				
<p>MM BIO-8 <i>Western Pond Turtle Avoidance and Relocation.</i></p> <p>a) Prior to any work in suitable habitat, the project applicant/contractor shall arrange for a pre-construction survey for western pond turtles (WPT) to be conducted by a qualified biologist not more than 48 hours prior to the commencement of site disturbance.</p> <p>b) If WPT are determined to be present within the stream or pond, and the feature is to be retained, exclusionary fencing shall be used to prevent the turtle(s) from entering the construction area. The location of the fence shall be determined by a qualified biologist. Any turtles found in or near the construction zone shall be relocated to an appropriate area of suitable habitat a minimum of 100 feet from any active construction zone. Measures shall be implemented to ensure that the drainages or irrigation pond shall continue to provide adequate habitat for the WPT during and after</p>	Project applicant, construction contractors	City of Lincoln, CDFW	Prior to any work in or adjacent to Markham or Auburn Ravines	<ul style="list-style-type: none"> • Pre-construction survey conducted by a qualified biologist not more than 48 hours prior to the commencement of site disturbance. • Construction of exclusionary fencing during construction period • Removal of Western Pond Turtles to a suitable body of water in Placer County as approved by CDFW

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>construction by protecting water quality and ensuring that the reduction of drainage from the project site does not substantially diminish the water levels in the pond.</p> <p>c) If the stream or irrigation pond cannot be retained, the project applicant shall relocate any WPT found during surveys in a manner developed by a qualified biologist and approved by the CDFW to a suitable body of water in Placer County.</p>				
<p>MM BIO-9 Nesting Bird Avoidance.</p> <p>a) If construction would occur during the bird nesting season (generally March 1-August 30 for the native bird species likely to occur on the project site), a pre-construction nest survey shall be conducted within 14 days prior to the beginning of construction activities by a qualified biologist to identify active nests within 100 feet of construction activities (for songbirds) and within 300 feet for raptors. If active nests are found, a temporary buffer shall be established by a qualified biologist around the nest and all ground-disturbing and other construction-related activities shall be postponed/halted until the nest is vacated and juveniles have fledged and are no longer dependent upon the nest, as determined by the biologist from ongoing monitoring, and there is no evidence of a second attempt at nesting. The no-disturbance buffer shall generally be 100 feet for passerine bird species and 300 feet for raptor species (other than Swainson's hawk; see MM BIO-10) or as otherwise determined by the biologist taking into consideration such</p>	<p>Project applicant, construction contractors</p>	<p>City of Lincoln</p>	<p>If construction would occur during generally March 1-August 30, a pre-construction nest survey shall be conducted within 14 days prior to the beginning of construction activities</p>	<ul style="list-style-type: none"> • Identification of active nests within 100 feet of construction activities (300 feet for raptors) • Creation of a no disturbance buffer • Submittal of a report that includes a description of the methodology and results and a map

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>factors as topography, the type, duration, and extent of disturbance, and the species of bird potentially affected. The buffer zone shall be delineated by high visibility temporary construction fencing. If no active bird nests are identified within the survey area, no further mitigation would be required.</p> <p>b) A report shall be submitted to the City of Lincoln, following the completion of the bird nest survey that includes, at a minimum, the following information:</p> <p>i. A description of the methodology and results of the survey including dates of field visits, the names of survey personnel (and their qualifications), survey results, and a list of references cited and persons contacted.</p> <p>ii. A map showing the location(s) of any protected bird nests observed on the project site.</p>				
<p>MM-BIO-10 <i>Swainson's Hawk Nest Avoidance and Mitigation.</i></p> <p>a) The project applicant shall retain a qualified biologist to conduct a Swainson's hawk nest survey during the nesting season of the same calendar year that construction is expected to begin, and prior to the issuance of any grading permits. The survey shall be conducted pursuant to timing and methodology criteria outlined in the Swainson's Hawk Technical Advisory Committee 2000 survey protocol which includes all suitable nest habitat within ½ mile of the construction envelope. If this survey does not identify any nesting Swainson's hawk within the survey area, no further mitigation would be required.</p>	<p>Project applicant, construction contractors</p>	<p>City of Lincoln</p>	<p>During the the nesting season of the same calendar year that construction is expected to begin, and prior to the issuance of any grading permits. any nesting</p>	<ul style="list-style-type: none"> • Identification of any nesting Swainson's hawk • No construction activity or other project-related activities that could cause nest abandonment or forced fledging, shall be initiated within 1/4-mile (buffer zone) of an active nest, or as otherwise determined by the biologist • Receipt of a Management Authorization from the CDFW in the event of the removal of a nest tree.

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>b) Should any active Swainson's hawk nests be located within the survey area, no construction activity (e.g., heavy equipment operation associated with construction, human activities, etc.) or other project-related activities that could cause nest abandonment or forced fledging, shall be initiated within 1/4-mile (buffer zone) of an active nest, or as otherwise determined by the biologist taking into consideration such factors as topography, the type, duration, and extent of disturbance, and the age of any young in the nest. Such activity shall be postponed until the nest is vacated and juveniles have fledged and are no longer dependent upon the nest, as determined by the biologist from ongoing monitoring, and there is no evidence of a second attempt at nesting. The buffer zone may be increased if, as determined by the biologist during ongoing nest monitoring, the adult birds exhibit behavior that could lead to unnatural prolonged absences from the nest or nest abandonment. The buffer zone shall be delineated by high visibility temporary construction fencing.</p> <p>c) Nest trees should not be removed to the extent feasible. If a nest tree must be removed, a Management Authorization (including conditions to off-set the loss of the nest tree) must be obtained from CDFW with the tree removal period specified in the Management Authorization, generally from October 1 to February 1.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM BIO-11 Swainson's Hawk Foraging Habitat Mitigation. The project applicant, in consultation with CDFW, shall mitigate for loss of any Swainson's hawk foraging habitat by one of the following methods:</p> <p>a) If the PCCP has been adopted by the County, the City, and approved by the agencies, the project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact.</p> <p>b) If the PCCP has not been adopted by the County and City and/or has not been approved by the agencies, the project applicant shall mitigate at a ratio of at least one acre of suitable foraging habitat for every one acre developed by the proposed project. The project applicant shall provide for the long-term endowment of compensatory mitigation lands by funding a management endowment (the interest on which shall be used for managing the mitigation lands) at a per acre rate (adjusted annually for inflation and varying interest rates). The project applicant shall submit a letter of approval from CDFW for the mitigation program for Swainson's impacts to the City of Lincoln prior to the issuance of grading permits. As an alternative, the project applicant may purchase conservation easements or fee title to suitable Swainson's hawk foraging habitat to protect the habitat from urban development, or purchase Swainson's hawk habitat credits at an agency-approved mitigation bank.</p> <p>A.</p>	<p>Project applicant, construction contractors</p>	<p>City of Lincoln, CDFW</p>	<p>Prior to the issuance of grading permits</p>	<ul style="list-style-type: none"> • Participation in the PCCP or • Compensatory habitat is established through an approved wetland mitigation bank and/or is constructed pursuant to County and resource agency approvals • Submittal of a letter of approval from CDFW to the City • Or purchase of a conservation easements or fee title to suitable Swainson's hawk foraging habitat

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM-BIO-12 Markham and Auburn Ravines. Markham and Auburn Ravines shall both be avoided during project activities to reduce impacts of noise, light and habitat destruction to wildlife species that regularly use these areas for local migration, cover and foraging. For any work that would involve disturbance of Auburn or Markham Ravine the City shall ensure grading permits and/or improvements plans, as appropriate, include the following requirements:</p> <ul style="list-style-type: none"> a) To the extent feasible, the project shall be designed to avoid direct or indirect impacts to Auburn or Markham Ravines, or to the water quality flowing to Auburn or Markham Ravines. If work in Auburn or Markham Ravines cannot be avoided, then the following mitigation measures shall apply. b) Restrict work in Auburn or Markham Ravines to low-flow periods between June 15 and October 15 to avoid effects on adult or juvenile steelhead and salmon life stages during their migratory seasons. c) Store all equipment outside of all waterways. Install a silt fence around the perimeter of all waterways where construction is to occur adjacent to waterways. The staging areas shall be situated a minimum of 50 feet from existing drainages. d) Install Environmentally Sensitive Area (ESA) fences in the vicinity of work along Auburn or Markham Ravines. The ESA fencing shall be delineated on the final plans and the fence shall be installed and remain on-site until the project is completed. e) Install silt fences and/or fiber rolls on the slopes adjacent to the work area to prevent silt from entering Auburn or Markham Ravines. 	<p>Project applicant, construction contractors</p>	<p>City of Lincoln</p>	<p>Prior to approval of improvement plans or issuance of grading plans that would affect Markham or Auburn Ravines</p>	<ul style="list-style-type: none"> • Avoidance of Markham and Auburn Ravine during project activities or • Completion of items outlined in the mitigation measure

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>f) If dewatering is necessary along portions of Auburn or Markham Ravines, use appropriate temporary coffer dams to dewater the construction sites and divert water through the area during the construction period to prevent impeding creek flow or water flow through the work areas. If dewatering at a site is required, a qualified biologist shall be present during the dewatering period to inspect and ensure that steelhead shall not be trapped within the temporary coffer dams. If steelhead are found, a qualified biologist shall capture and relocate these fish to an appropriate area away from the construction site. The project applicant or their representative shall submit for approval the dewatering and fish capture and relocation plans to the NOAA and CDFW once the design plans are finalized.</p> <p>g) Maintain erosion controls during the construction periods.</p> <p>h) At the completion of the construction project, remove from the streambed all materials used to maintain flow and divert water from the area during the construction period, including coffer dams, pipes, filter fabric, and gravel.</p> <p>i) Dispose of all excess soil at an approved upland site.</p> <p>j) Remove all project-introduced material once the work is complete.</p> <p>k) Recontour any disturbed stream channel areas, to the extent practicable, to pre-project conditions or better.</p> <p>l) Use reflectors on portable light trees to focus the light on the work area and to minimize the amount of light spilling over to adjacent areas during any night work.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM BIO-13. Wildlife Movement Corridor Protection. To the extent feasible, construction of the project's open space shall be designed to minimize the restriction of wildlife movement through the project area, specifically along and through Markham and Auburn Ravines. This shall include design measures that provide the greatest amount of space feasible underneath bridge or culvert structures such that wildlife species are not forced to cross roadways or move into urban areas to move from one area of natural habitat to another.</p> <p>All outdoor lighting associated with the project shall be designed to minimize light pollution into the open space or adjoining undeveloped land, except where it is necessary for public safety or security. Minimization measures may include light fixture placement (e.g., as low to the ground as possible), lamp designs (e.g., shielding, low glare, or no lighting), directing light away from open space or undeveloped lands, or other means to avoid or minimize light pollution.</p>	Project applicant	City of Lincoln	Prior to approval of improvement plans	<ul style="list-style-type: none"> • Inclusion of design measures that provide the greatest amount of space feasible underneath bridge or culvert structures • Minimization of outdoor lighting
<i>Cultural Resources</i>				
<p>MM-CUL-1 Discovery of Archaeological / Paleontological Resources: In the event that archaeological / paleontological resources are discovered during ground disturbing activities, grading and construction work within 100 feet of the find shall be suspended until the significance of the features can be determined by a qualified professional archaeologist / paleontologist as appropriate. The applicant shall immediately notify the City of Lincoln Community Development Director, who will coordinate investigation of the site with a qualified archaeologist or paleontologist as needed to assess the resource (i.e., whether it is a "historical resource", a "unique archaeological resource", or "unique paleontological resource") and provide proper management recommendations should potential impacts</p>	Project applicant, construction contractor	City of Lincoln	During construction	In the event of accidental discovery, suspension of construction activity within 100 of discovery and notification of the City of Lincoln Community Development Director

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>to the resource be found to be significant. Possible management recommendations for historical or unique archaeological/paleontological resources could include resource avoidance or, where avoidance is infeasible in light of the project or is unnecessary to avoid significant effects, data recovery excavations. In consultation with the qualified staff, the contractor shall implement any measures deemed by the Community Development Director to be necessary and feasible to avoid or minimize significant effects to the resource.</p>				
<p>MM-CUL-2 Accidental Discovery of Human Remains. Pursuant to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code, as well as California Environmental Quality Act Guidelines Section 15064.5(e), in the event of the discovery of human remains, work shall be suspended within 100 feet of the find, and the Placer County Coroner/Sherriff and the City of Lincoln Community Development Director shall be immediately notified. The County Coroner/Sherriff will determine if an investigation is necessary. If the remains are determined to be Native American:</p> <ol style="list-style-type: none"> 1. The Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. 2. The NAHC shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. 3. The MLD shall have an opportunity to make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	<p>Project applicant, construction contractor</p>	<p>City of Lincoln</p>	<p>During construction</p>	<p>In the event of accidental discovery, suspension of construction activity within 100 of discovery and notification of the Placer County Coroner/Sherriff and the City of Lincoln Community Development Director</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>If the Native American Heritage Commission is unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission, the City and/or County will notify the United Auburn Indian Community (UAIC) Tribal Council and solicit their input prior to allowing work to resume.</p>				
<i>Geology and Soils</i>				
<p>MM-GEO-1 The following notes, or recommendations of the design-level geotechnical report, whichever is more detailed and stringent, will be included on project plans to be approved by the Building Division of the City of Lincoln Community Development Department prior to receipt of grading and building permits:</p> <ul style="list-style-type: none"> • The upper 18 inches of subgrade at building pads, sidewalk, pavements, and concrete flatwork shall be replaced with compacted on-site soils with low to very low expansion potential and/or non-expansive imported engineered fill mixed with lime. • On-site soils and imported engineered fill to be used to replace expansive clays shall be evaluated/tested and approved by project geotechnical engineer prior to establishment of fill pads during construction. • Subgrade soil replacement/lime treatment shall extend to at least 5 feet (horizontally) from the outer edge of the footings and 2 feet (horizontally) from the outer edge of flatwork, sidewalks, and pavement. • Footings shall be constructed with a minimum 24-inch embedment below the lowest adjacent grade. • If soils are treated with lime, lime treatment shall be performed by a specialty contractor experienced in this work and in accordance with Caltrans Standard Specifications. 	Project applicant,	City of Lincoln Community Development Department, Building Division	Prior to approval of grading or building permits	Incorporate recommended measures into project design

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> If soils are treated with lime, lime treatment submittal (including proposed equipment, materials, and construction procedures) shall be provided to applicant's geotechnical engineer for review at least 2 weeks prior to construction. If soils are treated with lime, Plasticity Index and Expansion Index tests shall be performed on lime-treated soils during construction to assure that they meet the project requirements. If soils are treated with lime, lime-treated soils shall be removed from landscape areas. 				
<i>Greenhouse Gas Emissions</i>				
<p>MM-GHG-1 Greenhouse Gas Emissions Reduction Measures. The following GHG emission reduction measures shall be implemented: <i>All residential buildings shall:</i></p> <ul style="list-style-type: none"> Meet or exceed CALGreen Tier 2 requirements in place at the time of Building Permit issuance. Be pre-plumbed and structurally engineered for the future installation of a complete solar energy system. Include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder). Include an energy efficient air conditioning unit(s) that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance. Include programmable thermostat timers. Include exterior outlets on all single-family and multi-family buildings to allow the use of electrically-powered landscape equipment. 	Project applicant	City of Lincoln	<ul style="list-style-type: none"> Prior to approval of improvement plans Prior to the issuance of a building permit 	Incorporate features into project design

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> • Include wiring for at least one electric car charging station. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence within the approved subdivision shall show that each residence shall only utilize low flow water fixtures such as low flow toilets, faucets, showers, etc. • Prior to approval of Improvement Plans the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the project, including all on-site and off-site lighting. <p><i>All non-residential buildings shall:</i></p> <ul style="list-style-type: none"> • Be pre-plumbed and structurally engineered for the future installation of a complete solar energy system. • Install photovoltaic rooftop energy systems on all community buildings and any commercial buildings over 100,000 square feet. • Use “Energy Star” rated (or greater) roofing materials. • Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system. 				

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> • Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance. • Only use low flow water fixtures such as low flow toilets, faucets, showers, etc. • Only use programmable thermostat timers. • Include enough bike parking facilities to meet peak demand. This will include: <ul style="list-style-type: none"> ○ Providing secure bicycle racks and/or storage within 200 yards of a building entrance for five percent or more of all Full Time Equivalent (FTE) staff (measured at peak periods) and provide showers and changing facilities in the building, or within 200 yards of a primary staff building entrance, for 0.5 percent of FTE staff (measured at peak periods), or ○ Provide secure bike racks and/or storage within 200 yards of a public building entrance according to the following guidelines based on project square footage: <ul style="list-style-type: none"> ▪ Up to 5,000 square feet, two or more bicycle racks, ▪ 5,001 – 20,000 square feet, three or more bicycle racks, ▪ 20,001 – 50,000 square feet, six or more bicycle racks, ▪ More than 50,000 square feet, ten or more bicycle racks. ▪ Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. 				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> ○ Install two 110/208 volt power outlets for every two loading docks. ○ Provide preferential parking for carpool, shared, electric, and hydrogen vehicles. ○ Include pedestrian-friendly paths and cross walks in all parking lots. ○ Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10 percent of the cost of applying a standard asphalt product. ○ Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible. ○ Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas 				
<i>Hydrology and Water Quality</i>				
<p>HYD-1 Storm Water Quality Plan: Through all phases of construction, development, and operation of the proposed project, the project applicant or designee, homeowners' association (HOA), and/or project contractor, as applicable, shall conduct planning, design, construction, and maintenance activities consistent with the performance criteria, design standards, and water quality best management practices contained in the project's Master Drainage Study and Storm Water Quality Plan (SWQP) (Appendix F). For each phase of development, a project-specific SWQP shall be developed and approved by the City of Lincoln to show parcel-level source control measures, structural treatment controls, and low-impact development (LID) designs, refined as necessary from the master SWQP. This</p>	<p>the project applicant or designee, homeowners' association (HOA), and/or project contractor</p>	<p>City of Lincoln</p>	<p>Prior approval of improvement plans for each project phase</p>	<p>Completion of conduct planning, design, construction, and maintenance activities consistent with the performance criteria, design standards, and water quality best management practices contained in the project's Master Drainage Study and Storm Water Quality Plan (SWQP)</p>

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>includes meeting or exceeding the requirements of the Small Municipal Separate Storm Sewer System (MS4) Permit (SWRCB Order 2013-0001-DWQ, as amended), Section 8.6 of the City's Municipal Code (Post-Construction Storm Water Runoff Control), and the <i>West Placer County Storm Water Quality Design Manual</i>.</p> <p>The developers, their contractors, and the planned community's governance entities shall be required to select, size, and maintain the LID designs and implement water quality best management practices (BMPs) to address the following, consistent with Appendix F:</p> <ul style="list-style-type: none"> • <i>Post-Construction Source Control BMPs:</i> Source control BMPs shall be incorporated into site development plans and maintenance operations to avoid pollutant generating sources and activities. Examples include ensuring the protection of waste and hazardous materials from contact with stormwater, minimizing the use of pesticides and fertilizers through integrated pest management and landscape design, ensuring vehicle maintenance occurs indoors or in covered areas, and plumbing interior floor drains to the sewer system. • <i>LID Treatment BMPs:</i> Site preservation practices coupled with small-scale distributed treatment measures that rely on vegetation and soils, or systems that mimic the treatment obtained by soils and vegetation and soils, shall comprise the LID control approach. LID BMPs include strategies such as stream setbacks, tree and natural landscape preservation, disconnection of impervious surfaces, green roofs, porous pavement, vegetated swales, and 				

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>infiltration/bioretention swales/basins. LID BMPs shall be sized to treat the volume of stormwater runoff produced from the 85th percentile, 24-hour storm event (water quality design volume), and on-site LID retention BMPs shall be selected to retain the water quality design volume to the extent feasible. If it is infeasible to retain all or part of the water quality design volume, LID biotreatment BMPs shall be used and shall be sized to capture and treat the remaining portion of the water quality design volume. LID BMPs may be located on site or at one of the water quality basins shown in Appendix F. The hydromodification performance standard shall be achieved through on-site or regional LID BMPs, on-site or regional flow control facilities, or a combination thereof.</p> <ul style="list-style-type: none"> <p><i>Stormwater Facility Operation and Maintenance:</i> Depending on the type and location of stormwater quality BMPs, either the commercial land lessor or HOA shall be responsible for maintenance of all LID, treatment, and hydromodification control facilities. Maintenance responsibility shall be documented in the project's conditions, covenants, and restrictions. The commercial leases or HOAs shall also prepare a written operations and maintenance plan that identifies the anticipated inspection/monitoring and maintenance activities and frequencies for each BMP, including coordination requirements with City of Lincoln.</p> <p>Prior to the vesting of subdivision maps and issuance of building permits, the City of Lincoln shall verify that all applicable water quality measures have been integrated</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
into applicable plans and maintenance agreements in accordance with Appendix F, the MS4 Permit, and City ordinances pertaining to stormwater quality.				
<p>HYD-2 Floodplain Modifications. Prior to issuance of grading and building permits, parcel-level drainage studies shall be submitted to the City of Lincoln Public Works Department for review and approval. Structures and fill within the fringes of the Markham Ravine floodplain shall be considered in a detailed hydraulic analysis for their impacts on FEMA base flood elevations and flood extents. Final maps and improvements plans shall not be approved by the City if the analysis shows the project would increase base flood elevations more than 1 foot or otherwise place private property or public facilities at additional risk of flooding in a 100-year storm. In addition, the applicant shall process through FEMA a new Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) in order to map the new floodplain based on the future development and all of the proposed improvements such as bridges and drainage outfalls. FEMA shall be provided with detailed hydraulic analyses, Base Flood Elevation Data and revised floodplain maps showing the new floodplain and floodway limits. The applicant shall also coordinate with the Central Valley Flood Protection Board to obtain a permit prior to City approval of improvement plans.</p>	Project applicant	City of Lincoln Public Works Department	Prior to issuance of grading and building permits	Review and approval of parcel-level drainage studies
<p>HYD-3 Implement Mitigation Measure BIO-12. Refer to Section 4.4</p>	Project applicant	City of Lincoln	Prior to approval of improvement plans or issuance of grading plans that would affect Markham or Auburn Ravines	<ul style="list-style-type: none"> • Avoidance of Markham and Auburn Ravine during project activities or • Completion of items outlined in the mitigation measure

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Land Use</i>				
<p>MM-LU-1 All water quality detention basins shall be designed to avoid creating an increased attraction for wildlife, consistent with FAA rules and regulations including, but not limited to, FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports and Advisory Circular 150/5200-34A, Construction or Establishment of Landfills near Public Airports.</p>	Project applicant	City of Lincoln	Prior to approval of improvement plans	Incorporate avoidance features into design, consistent with FAA rules and regulations including
<i>Noise</i>				
<p>MM-NOI-1 Noise Barriers. The applicant shall install additional sound barriers (i.e., noise wall, berm or a combination of these) and/or modifications to already-proposed sound barriers, as shown in Figure 4.1102 and described as follows:</p> <ul style="list-style-type: none"> a) At the southwestern-most proposed residential lot (Receiver 24, Lot 177), a minimum 6-foot high, solid noise barrier shall be constructed along the southern lot line, so as to shield the private exterior rear and side yards. Additionally, the planned wall to the west of Receiver 24 (between the project's commercial land uses and the residential uses) should be constructed to a minimum 8 foot height from Lot 177 to Lot 182, at which point the height may be 6 feet. b) At the proposed park site along the southeastern edge of the project site (Receiver 31), the planned noise barrier should be 12 feet in height along the length of the park frontage with SR 65, at which point the wall height may then transition to 10 feet and then 8 feet. 	Project applicant	City of Lincoln	Prior to issuance of certificate of occupancy permit	Installation of sound barriers

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM-NOI-2 Commercial Uses. During design review for the proposed project, the applicant shall demonstrate that outdoor areas associated with residential units will be protected from noise by one or a combination of the following and/or equally effective measures:</p> <ul style="list-style-type: none"> a) Mechanical equipment associated with the commercial uses shall be shielded from view of adjacent residential uses by building parapets or located within mechanical equipment rooms, AND/OR b) Commercial loading docks located within 300 feet of existing or proposed residences shall be positioned in areas shielded from view of those residences by intervening commercial buildings, AND/OR c) Solid noise barrier shall be constructed at the boundary of the commercial uses of sufficient height to intercept line of sight between heavy trucks and the affected area of the residential use, AND/OR d) Truck deliveries shall be limited to daytime hours (7 a.m.–10 p.m.) AND/OR e) Signs shall be posted prohibiting idling of delivery trucks to 10 minutes or less. 	Project applicant	City of Lincoln	Prior to approval of improvement plans	Demonstration that outdoor areas associated with residential units will be protected from noise
<p>MM-NOI-3 Recreational Uses. One or a combination of the following shall be used to minimize the effects of outdoor noise on nearby residences during evenings and nighttime:</p> <ul style="list-style-type: none"> • Any outdoor activity areas, such as sports fields or an amphitheater that seat large numbers of spectators and/or include mechanical amplification shall be sited and oriented away from residential areas, and shall be designed so that residential areas are shielded from noise from these sources; AND/OR 	Project applicant	City of Lincoln	Prior to the issuance of certificate of occupancy	Minimization of outdoor noise

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<ul style="list-style-type: none"> • Loudspeakers and other forms of amplification shall not be used in outdoor activity areas after 10 p.m.; AND/OR • The City shall place a nuisance easement over residential lots in the vicinity of the proposed park. 				
<p>MM-NOI-4 Construction Activity Limits.</p> <ul style="list-style-type: none"> a) Construction activity occurring within 500 feet of occupied residential or other NSLU shall be restricted to the hours between 7 a.m. to 7 p.m., Monday through Friday (unless extended by special permit). b) All internal combustion engines associated with stationary and mobile construction equipment shall have mufflers/silencers in good working condition equal to or better than those supplied with the equipment by the manufacturer. c) On-site construction staging and equipment and material laydown areas shall be located as far as practical from existing residential areas. 	Project applicant and contractor	City of Lincoln	During construction	Restriction of Construction Activity
<i>Recreation</i>				
<p>MM-REC-1 The Project Applicant shall pay in-lieu fees for the construction of parks and recreational facilities in the vicinity of the proposed project. These fees shall be determined according to the City of Lincoln Municipal Code Chapter 17.32, after considering park and open space facilities to be constructed on the project site. The fee amount shall be based upon the fair market value of the outstanding acreage of dedicated park land required by Municipal Code Section 17.32.040, according to the increase in population generated by the proposed project. The fair market value shall be determined at the time of filing the tentative map or parcel map.</p>	Project applicant	City of Lincoln	Prior to issuance of building permits	Payment of in-lieu fees

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Traffic and Circulation</i>				
<p>MM-TRA-1 Project applicant shall contribute to the installation of a traffic signal at the intersection of Nicolaus Road and Nelson Lane/Aviation Boulevard. These improvements are included in the proposed update to the City's PFE fee program. If the PFE program is adopted prior to the issuance of building permits, the PFE payment will satisfy this requirement. If the PFE update is not adopted prior to the issuance of building permits, the City may require the project applicants to construct the improvements and pay the project's fair share of the intersection improvement cost. The City would provide the project applicant with a right of reimbursement from third parties who also benefit from the improvements.</p>	Project applicant	City of Lincoln	Prior to recordation of the Final Map	<ul style="list-style-type: none"> • Payment of contribution if the PFE program is adopted • If not, construction of the improvements and pay the project's fair share of the intersection improvement cost while receiving a right of reimbursement
<p>MM-TRA-2 Project applicant shall contribute to the provision of separate northbound and southbound right turn lanes at the intersection of Joiner Parkway and First Street. These improvements are included in the proposed update to the City's PFE fee program. If the PFE program is adopted prior to the issuance of building permits, the PFE payment will satisfy this requirement. If the PFE update is not adopted prior to the issuance of building permits, the project applicant shall pay the project's fair share of the improvement costs.</p>	Project applicant	City of Lincoln	Prior to recordation of the Final Map	<ul style="list-style-type: none"> • Payment of contribution if the PFE program is adopted • If not, construction of the improvements and pay the project's fair share of the intersection improvement cost while receiving a right of reimbursement
<p>MM-TRA-2 Project applicant shall contribute to the provision of separate northbound and southbound right turn lanes at the intersection of Joiner Parkway and First Street. These improvements are included in the proposed update to the City's PFE fee program. If the PFE program is adopted prior to the issuance of building permits, the PFE payment will satisfy this requirement. If the PFE update is not adopted prior to the issuance of building permits, the project applicant shall pay the project's fair share of the improvement costs.</p>	Project applicant	City of Lincoln	Prior to recordation of the Final Map	<ul style="list-style-type: none"> • Payment of contribution if the PFE program is adopted • If not, construction of the improvements and pay the project's fair share of the intersection improvement cost while receiving a right of reimbursement

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM-TRA-3 Project applicant shall contribute toward the provision of a protected eastbound right turn movement at the intersection of Joiner Parkway and Nicolaus Road. These improvements are included in the proposed update to the City's PFE fee program. If the PFE program is adopted prior to the issuance of building permits, the PFE payment will satisfy this requirement. If the PFE update is not adopted prior to the issuance of building permits, the project applicant shall pay the project's fair share of the improvement costs.</p>	Project applicant	City of Lincoln	Prior to recordation of the Final Map	<ul style="list-style-type: none"> • Payment of contribution if the PFE program is adopted • If not, construction of the improvements and pay the project's fair share of the intersection improvement cost while receiving a right of reimbursement
<p>MM-TRA-4 Project applicant shall contribute toward the construction of a grade-separated interchange to replace the current intersection of Nelson Lane and State Route 65. These improvements are included in the proposed update to the City's PFE fee program. If the PFE program is adopted prior to the issuance of building permits, the PFE payment will satisfy this requirement. If the PFE update is not adopted prior to the issuance of building permits, the project applicant shall pay the project's fair share of the improvement costs.</p>	Project applicant	City of Lincoln	Prior to recordation of the Final Map	<ul style="list-style-type: none"> • Payment of contribution if the PFE program is adopted • If not, construction of the improvements and pay the project's fair share of the intersection improvement cost while receiving a right of reimbursement
<p>MM-TRA-5 Project applicant shall contribute toward the provision of a channelized protected eastbound right turn movement at the intersection of State Route 65 southbound ramps and Ferrari Ranch Road. These improvements are included in the proposed update to the City's PFE fee program. If the PFE program is adopted prior to the issuance of building permits, the PFE payment will satisfy this requirement. If the PFE update is not adopted prior to the issuance of building permits, the project applicant shall pay the project's fair share of the improvement costs.</p>	Project applicant	City of Lincoln	Prior to recordation of the Final Map	<ul style="list-style-type: none"> • Payment of contribution if the PFE program is adopted • If not, construction of the improvements and pay the project's fair share of the intersection improvement cost while receiving a right of reimbursement

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>MM-TRA-6 Project applicant shall contribute toward improvements to the Twelve Bridges Northbound Off-Ramp. The PFE program includes restriping the northbound off-ramp converting the existing shared through-right turn lane to a shared through-left turn lane. If the PFE program is adopted prior to the issuance of building permits, the PFE payment will satisfy this requirement. If the PFE update is not adopted prior to the issuance of building permits, the project applicant shall pay the project's fair share of the improvement costs.</p>	<p>Project applicant</p>	<p>City of Lincoln</p>	<p>Prior to recordation of the Final Map</p>	<ul style="list-style-type: none"> • Payment of contribution if the PFE program is adopted • If not, construction of the improvements and pay the project's fair share of the intersection improvement cost while receiving a right of reimbursement

INTENTIONALLY LEFT BLANK