

# VILLAGE 7 SPECIFIC PLAN

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## Updated Mitigation Monitoring Plan

### Introduction

This document provides the updated Mitigation Monitoring Program (MMP) for the Village 7 Specific Plan Project EIR, pursuant to Section 21080.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” A Mitigation Monitoring Program is required for the Proposed Project because the EIR has identified significant adverse impacts, and mitigation measures have been identified to mitigate those impacts.

The purpose of a MMP is to:

- ensure that mitigation measures are implemented;
- provide feedback to agency staff and decision makers about the effectiveness of the mitigation measures;
- provide learning opportunities for improving mitigation measures on future projects; and
- identify the need for enforcement action before irreversible environmental damage occurs.

The Proposed Project would be subject to all applicable mitigation measures identified in the EIR, including mitigation measures identified in the Initial Study (Appendix A in the Draft EIR).

**Table 1** presents the mitigation measures for the Lewis Property portion of the Proposed Project. Mitigation measures for the Village 7 Programmatic Portion are listed in **Table 2**.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR. Adoption of the MMP shall occur prior to, or concurrently with, adoption of the Proposed Project for which the program has been developed.

### Contents of the MMP

The Components of the updated MMP are addressed briefly below. The MMP as updated in Addendum 1 includes changes to the previous MMP as published in the Final EIR. New text is indicated in double underline and text to be deleted is reflected by a ~~strike through~~.

**Impact and Mitigation Measures:** The impacts are summarized from the Draft EIR and Initial Study (IS) checklist (Appendix A in the Draft EIR), Final EIR, and Addendum 1 to the EIR, and the mitigation measures are taken verbatim from the EIR and IS, and Addendum 1.

**Monitoring and Enforcement Action:** For every mitigation measure, one or more actions are described. These are the heart of the MMP, as they delineate the means for implementing EIR measures and, in many cases, the criteria for determining whether a measure has been implemented.

**Implementation:** This column identifies the entity that will undertake the required action. The contractor is named for actions occurring during grading or construction. On-site inspections will be done by City staff.

**TABLE 1  
VILLAGE 7 SPECIFIC PLAN PROJECT – LEWIS PROPERTY MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
<b>4.1 Land Use and Agricultural Resources</b>				
4.1-1 The Proposed Project could result in internal land use incompatibilities.	<p><b>4.1-1(A)</b></p> <p>a) <i>The applicant shall construct fencing and post signs that incorporate Section 12.20.80 of the Lincoln Municipal Code and Section 602.8 of the California Penal Code to inform the public of sensitive wetland/wildlife areas near the open space areas and in the Orchard Creek Wetlands Preserve that borders the Lewis Property on the south and at other wetland/wildlife areas within the open space areas at the Lewis Property.</i></p> <p>b) <i>The applicant shall design its specific project to comply with all setback and buffer requirements required by any Clean Water Act Section 404 permits, incidental take permits and Streambed Alteration Agreements.</i></p> <p>c) <i>Notify homebuyers of the presence of sensitive wetland/wildlife areas within the open space areas.</i></p>	Applicant	O	DSD
4.1-2 The Proposed Project could result in land use incompatibilities with adjacent land uses.	<p><b>4.1-2(A)</b></p> <p>b) <i>The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County’s Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.</i></p> <p>c) <i>Record disclosures concerning all residential properties within the C1 Zone and D Zone regarding noise and safety issues as required by the Placer County Airport Land Use Compatibility Plan and California Business and Professions Code section 11010 and California Civil Code sections 1102.6, 1103.4, and 1353.</i></p>	Applicant	O	DSD

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<b>4.3 Transportation and Circulation</b>				
4.3-5 The Proposed Project would worsen to an unacceptable level or further worsen already unacceptable operations at three locations on SR 65 south of Lincoln under existing plus project conditions.	<p><b>4.3-5</b></p> <p><i>Prior to the issuance of Building Permits for the Proposed Project, the project applicants or their successors shall pay the applicable South Placer Regional Transportation Authority Fee, which will help fund the widening of SR 65 to six lanes.</i></p>	Applicant	B	DSD
4.3-6 The Proposed Project would add significant levels of traffic to Moore Road between the project site and Fiddymment Road, and to Fiddymment Road from Moore Road to the south City limits, which are not constructed to current design standards.	<p><b>4.3-6</b></p> <p><i>The project applicants or their successors shall pay a fair share of the cost to upgrade Moore Road between Fiddymment Road and the western project boundary, and Fiddymment Road from Moore Road to the south City limits, to current City of Lincoln design standards for a two-lane arterial. The City may add this road improvement to the Public Facilities Element (PFE), with PFE credits being given to the constructing party. Alternatively, the City may require the project applicants or their successors to construct the improvements and provide them with a right of reimbursement from third parties who also benefit from the improvements. The timing of the fair share payment or construction shall be as specified in the development agreement(s) between City and project applicants, but the required timing will be concurrent with the development of the threshold triggering use.</i></p>	Applicant	B	DSD
4.3-13 The Proposed Project would worsen to an unacceptable level or further worsen cumulatively unacceptable operations (to a significant degree) on roadway segments within Placer County.	<p><b>4.3-13</b></p> <p><i>Prior to the issuance of Building Permits at the Proposed Project, the project applicants or their successors shall pay a fair-share of the cost to improve the five Placer County roadway segments significantly impacted by the Proposed Project, provided that either the Placer County Traffic Mitigation fee program is modified and/or a regional funding mechanism is in place to include improvements to these roadways.</i></p>	Applicant	B	DSD

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4.3-14 The Proposed Project would worsen cumulatively unacceptable operations (to a significant degree) on State Route 193 and State Route 65 through Placer County, Rocklin, and Roseville.	<p><b>4.3-14</b></p> <p><i>The project applicants or their successors shall pay SPRTA Fees to help widen SR 65 to six lanes, and pay a fair-share of the cost to make improvements to segments of SR 193 significantly impacted by the Proposed Project if a regional funding mechanism and roadway improvement plan for SR 193 are adopted prior to issuance of Building Permits at the Proposed Project.</i></p>	Applicant	B	DSD
<b>4.4 Air Quality</b>				
4.4-1 Grading and other earth-disturbing activities associated with the Proposed Project would generate emissions of PM <sub>10</sub> and PM <sub>2.5</sub> .	<p><b>4.4-1(A)</b></p> <p>The following mitigation measures shall be implemented by the applicant during all grading activities:</p> <ul style="list-style-type: none"> <li><i>The applicant shall submit to the City of Lincoln, as the lead agency, and receive approval of a Construction Emission/Dust Control Plan prior to issuance of a grading permit. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228, Fugitive Dust. The applicant shall have a pre-construction meeting for grading activities for 20 or more acres to discuss the construction emission/dust control plan with employees and/or contractors and the District is to be invited. The applicant shall suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, certified by CARB to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. This requirement for a VEE is for projects grading 20 or more acres regardless of how many acres are to be disturbed daily. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not exceed District Rule 228 Fugitive Dust limitations.</i></li> <li><i>Apply water to control dust as needed to prevent dust impacts offsite. Operational water truck(s) shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.</i></li> </ul>	Applicant	G	PSD PCAPCD
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	<ul style="list-style-type: none"> <li>• <i>Apply approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</i></li> <li>• <i>Spread soil binders on unpaved roads and employee/equipment parking areas and wet broom or wash streets if silt is carried over to adjacent public thoroughfares.</i></li> <li>• <i>Install wheel washers or wash all trucks and equipment leaving the site.</i></li> <li>• <i>Vegetation materials removed from the site during construction shall not be burned in the open. Vegetative material should be delivered to a green waste recycling facility.</i></li> <li>• <i>Active grading sites shall be watered at least twice daily.</i></li> <li>• <i>A traffic speed limit of 15 miles per hours shall be posted and enforced on all unpaved construction roads.</i></li> <li>• <i>All excavating and grading activities shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is transported onto adjacent developed properties.</i></li> </ul>	<p align="center">Applicant</p> <p align="center">Applicant</p> <p align="center">Applicant</p> <p align="center">Applicant</p> <p align="center">Applicant</p> <p align="center">Applicant</p> <p align="center">Applicant</p>	<p align="center">C</p> <p align="center">C</p> <p align="center">C</p> <p align="center">C</p> <p align="center">C</p> <p align="center">C</p> <p align="center">C</p>	<p align="center">PSD PCAPCD</p> <p align="center">PSD PCAPCD</p> <p align="center">PSD PCAPCD PSD PCAPCD</p> <p align="center">PSD PCAPCD</p> <p align="center">PSD PCAPCD PSD PCAPCD</p>
<p>4.4-2 Construction activities associated with the Proposed Project would generate emissions of criteria air pollutants ROG and NOx that would exceed PCAPCD thresholds.</p>	<p><b>4.4-2(A)</b> During all phases of construction, the project applicant shall ensure that the following mitigation measures are implemented:</p> <ul style="list-style-type: none"> <li>• <i>During second stage smog alerts (0.350 ppm of ozone), the construction day shall be shortened and the number of vehicles and equipment operating at the same time shall be reduced.</i></li> <li>• <i>Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.</i></li> <li>• <i>Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must</i></li> </ul>	<p align="center">Applicant</p> <p align="center">Applicant</p> <p align="center">Applicant</p>	<p align="center">C</p> <p align="center">C</p> <p align="center">C</p>	<p align="center">PSD PCAPCD</p> <p align="center">PSD PCAPCD</p> <p align="center">PSD PCAPCD</p>

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	<i>existing on-road heavy-duty vehicles/equipment with cleaner burning engines, retrofitting or purchasing new low emission agriculture pumps, transit vehicles, and CNG fueling infrastructure. To participate in the off-site mitigation program, the applicant shall pay into the PCAPCD off-site mitigation program, included in Appendix D in this Draft EIR, in consultation with PCAPCD.</i>			
4.4-5 Project occupants could be exposed to intermittent odors from the City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF), Western Regional Sanitary Landfill (WRSL) Material Recovery Facility (MRF), or nearby agricultural operations.	<b>4.4-5(A)</b>  <i>Record perpetual notices for all lots within the Village 7 Specific Plan indicating that odors from the Lincoln WWTRF, WRSL, and agricultural operations could occur, and provide copies of this notice to all buyers of these properties.</i>	Applicant	I	DSD
<b>4.5 Noise</b>				
4.5-1 Construction of the Proposed Project would temporarily increase ambient noise levels.	<b>4.5-1(A)</b> The City shall ensure construction contractors comply with the following: <ul style="list-style-type: none"> <li>• <i>Construction hours shall be limited to 7am to 5pm Monday through Friday and on Saturdays from 8am to 4pm, with no construction on Sundays and holidays (unless extended by a special permit).</i></li> <li>• <i>All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers.</i></li> <li>• <i>Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.</i></li> <li>• <i>Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.</i></li> </ul>	Applicant	C	PSD

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<b>4.6 Hazardous Materials and Public Safety</b>				
<p>4.6-1 Construction of the Proposed Project could result in the generation or exposure of hazardous materials that could create a health or safety hazard to workers, the public, or the environment.</p>	<p><b>4.6-1(A)</b></p> <p>a) <i>Prior to demolition of existing on-site structures and/or development of the Lewis Property, the project applicant shall implement all recommendations from the Phase I EA completed by GeoTrans, Inc. Specifically, the project applicant shall:</i></p> <ul style="list-style-type: none"> <li>• <i>Contact and coordinate with the PCEHS and/or the local air management district to determine if asbestos sampling and abatement is required prior to demolition of the onsite structures. If such a survey is required, all soils surrounding the existing and former structures shall be sampled for residual fragments of lead-based paint, as well.</i></li> <li>• <i>Prior to the development of the property, the project applicant shall abandon all domestic and irrigation wells in accordance with state and local requirements.</i></li> <li>• <i>The project applicant shall remove and properly dispose of, or recycle, all petroleum chemicals and hazardous materials from the property.</i></li> <li>• <i>The project applicant shall remove the concrete, tires, and wood debris from the on-site dumping areas. The soils beneath the debris shall be observed for stains or discoloration.</i></li> </ul> <p>b) <i>If evidence of contamination is found, construction activities shall cease and an environmental professional shall assess the situation. If necessary, the environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the PCEHS shall be contacted for further direction, which could include further investigation or remediation.</i></p>	Applicant	G	DSD PSD PCEHS
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<p>4.6-2 Construction of the Proposed Project could create a health hazard to workers, the public, and the environment due to previously unidentified contaminated soil and groundwater.</p>	<p><b>4.6-2(A)</b></p> <p><i>If, during construction activities, evidence of hazardous materials contamination is observed or suspected (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease and an environmental professional shall assess the situation. If necessary, the environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the PCEHS shall be contacted for further direction, which could include further investigation or remediation.</i></p>	<p>Applicant</p>	<p>C</p>	<p>PSD PCEHS</p>
<p><b>4.7 Hydrology and Water Quality</b></p>				
<p>4.7-2 Development of the Proposed Project would increase the amount (volume) of stormwater runoff discharged to Ingram Slough and Orchard Creek.</p>	<p><b>4.7-2(A)</b></p> <p><i>Prior to final map approval, the Applicant shall identify 78.0 acre-feet of storage capacity in the watershed to accommodate increased stormwater runoff volumes associated with the Lewis Property. Storage capacity shall be obtained at the existing Stormwater Retention Facility (SWRF) and/or the approved Lakeview Farms Volumetric Mitigation Facility.</i></p> <p><b>AND</b></p> <p><i>The Applicant shall be required to cover its fair share of costs associated with construction, operation, and maintenance, and management of the regional retention facilities to offset increased stormwater volume generated by the Lewis Property. Assuming the regional facility has been constructed, Applicant shall pay the appropriate fees prior to final map approval.</i></p> <p><i>If at the time the final map is approved, the regional facilities are not available or operational, or if additional capacity is required, the Applicant shall create on-site storage capacity, or through a combination of on-site and off-site</i></p>	<p>Applicant</p>	<p>I</p>	<p>DSD</p>

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	<i>capacity to fully mitigate the 78.0 acre-feet. If off-site facilities are used, The Applicant shall be required to cover its fair share of costs associated with construction, operation, and maintenance, and management of the regional retention facilities to offset increased stormwater volume generated by the Lewis Property. Assuming the regional facility has been constructed, Applicant shall pay the appropriate fees prior to final map approval.</i>			
4.7-4 Implementation of the Proposed Project would increase the types and amounts of pollutants in stormwater runoff that could be discharged to Ingram Slough, which could affect water quality.	<b>4.7-4(A)</b>			
	a) <i>Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge NPDES regulations and Basin Plan water quality objectives, the City's Post-Construction Stormwater Runoff Control Ordinance No. 826B, and Low-Impact Development (LID) alternatives for stormwater quality control per Public Facilities and Services Implementation Measure 3.0 of the adopted 2050 General Plan.</i>	City	City	City
	b) <i>The proposed water quality facilities shall be identified and designed in a Stormwater Management Plan prepared in accordance with Section 8.60.40 of the City's Municipal Code for City review and approval. All water quality facilities identified in the Stormwater Management Plan shall be constructed with the installation of the infrastructure.</i>	Applicant	G	PSD DSD
	c) <i>The Stormwater Management Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities. The City shall formally adopt and implement a funding mechanism specifically to fund the long-term maintenance of the proposed water quality facilities as proposed by the Stormwater Management Plan.</i>	Applicant/City	G	PSD DSD
d) <i>The project applicant shall submit a site-specific BMP plan showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction prior to project approval. The plan shall include a method or methods for financing the long-term maintenance of the proposed site-specific facilities.</i>	Applicant	G, C	PSD DSD	

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	<p>e) <i>All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment (or other similar source approved by the CVRWQCB, County, and City) for the project. The BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the PCFCWCD and City standards and shall be included for long-term maintenance of BMPs. All BMPs shall reflect the Best Available Technologies (BAT) available at the time of implementation and shall reflect site-specific limitations. The City shall make the final determinations as to the appropriateness of the BMPs proposed for the Proposed Project and the City shall ensure future implementation, operation, and maintenance of the BMPs.</i></p> <p>f) <i>Stormwater runoff from the Proposed Project's impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the City. The applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from the Proposed Project and shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs.</i></p> <p><i>Prior to Final Map approval, easements shall be created and offered for dedication to the City for maintenance and access to these facilities in anticipation of possible City maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</i></p>	Applicant	G	PSD DSD
		Applicant	G	PSD DSD
		Applicant	I	PSD DSD
<b>4.8 Biological Resources</b>				
4.8-3 The Proposed Project could result in the loss and/or	<p><b>4.8-3(A)</b></p> <p>a) <i>The project applicant shall retain a qualified biologist to conduct focused surveys within the project site for special-status plant species including but</i></p>	Applicant	G	DSD CDFW

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degradation of rare plant populations.	<p><i>not limited to big-scale balsamroot, Boggs Lake hedge-hyssop, dwarf downingia, legenere, Sacramento orcutt grass, and Sanford’s arrowhead during the appropriate time of year (March through June). If no special-status plants are located during the surveys, no further mitigation would be required.</i></p> <p>b) <i>If Boggs Lake hedge-hyssop or Sacramento orcutt grass is located during the surveys in areas that cannot be avoided, the project applicant shall consult with CDFG to obtain a management permit, under Section 2081 of the California Fish and Game Code. Mitigation can be accomplished either in the onsite mitigation preserve area, or at an approved offsite mitigation bank. The ratio of mitigation credits will be determined during this consultation, and can be conducted concurrently with Mitigation Measure 4.8-2(B) subsections (c), (d), and (e).</i></p> <p>c) <i>If any other special-status vernal pool plant species, including, but not limited to dwarf downingia and legenere are located during the surveys in areas that cannot be avoided, the project applicant shall implement Mitigation Measure 4.8-2(B) subsections (c), (d), and (e), with the addition of soil/seed bank salvage, for use in created wetlands in mitigation areas.</i></p> <p>d) <i>If any special-status upland plant species including, but not limited to big-scale balsamroot, or wetland species such as Sanford’s arrowhead are located during the surveys, the project applicant shall comply with adopted CDFG Guidelines.</i></p>			
4.8-4 The Proposed Project could result in the loss and/or degradation of western pond turtles and its habitat.	<p><b>4.8-4(A)</b></p> <p>a) <i>Prior to project construction, the project applicant and/or developer shall retain a qualified biologist to conduct preconstruction surveys of suitable habitat within the project site within 30 days prior to project construction to ensure no western pond turtles have established territories. If ground-</i></p>	Applicant	G  C	DSD CDFW  PSD

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Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	<p><i>disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.</i></p> <p>b) <i>If individual western pond turtles are discovered during the survey on the project site, or immediately adjacent area, the project applicant or their agent shall initiate consultation with the CDFG to formulate and implement minimization measures, which could include capture and relocation of individuals found on-site.</i></p> <p>c) <i>If surveys identify the presence of western pond turtles on site, the project applicant shall implement mitigation measures required by the California Department of Fish and Game at the time of the consultation.</i></p> <p><b><u>Mitigation Measure Biological Resources – 1</u></b></p> <p><u><i>If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.</i></u></p>	<p align="center"><u>Applicant</u></p>	<p align="center"><u>G</u> <u>C</u></p>	<p align="center"><u>DSD</u> <u>PSD</u></p>
<p>4.8-5 The Proposed Project could result in the direct loss or disturbance of nesting migratory birds, including raptors (birds-of-prey).</p>	<p><b>4.8-5(A)</b></p> <p>a) <i>If construction is to occur between March 15 through August 30, the project applicant, in consultation with the City of Lincoln and CDFG, shall conduct a preconstruction breeding season survey of the project site within 30 days of when construction is planned to begin. The survey shall be conducted by a qualified biologist (who is also knowledgeable about the California black rail) to determine if any protected raptors or migratory birds (including, but not limited to the California black rail) are nesting on or directly adjacent to the project site.</i></p>	<p align="center">Applicant</p>	<p align="center">G  C</p>	<p align="center">DSD CDFW  PSD</p>

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	<p>b) A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted shall be provided to the City.</p> <p>c) A map showing the location(s) of any protected raptor or migratory bird nests observed on the project site shall be provided to the City.</p> <p>d) The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all protected raptor and migratory bird nest sites located in the project site during the breeding season (approximately March 15 through August 30) while the nest is occupied with adults and/or young. This avoidance could consist of delaying construction in close proximity to the nest during the nesting season. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. The buffer zone shall be delineated by highly visible temporary construction fencing.</p> <p><b><u>Mitigation Measure Biological Resources – 1</u></b></p> <p><u>If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.</u></p>	Applicant	G C	DSD PSD
<p>4.8-6 The Proposed Project could result in the loss of foraging habitat for Swainson’s hawk, white tailed kite, burrowing owl and other raptors.</p>	<p><b>4.8-6(A)</b></p> <p>The project applicant shall ensure that at least an appropriate number of acres (as approved by the City and CDFG) of annual grasslands or other suitable raptor foraging habitat are preserved based upon project impacts of 363 acres (0.75:1 ratio). Preservation may occur through either:</p>	Applicant	G	DSD CDFW

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	<p>a) <i>Payment of a mitigation fee to the City of Lincoln through a negotiated agreement between the City, the project applicant, and CDFG. The monies will be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that support suitable raptor foraging habitat (consistent with CDFG guidelines); or</i></p> <p>b) <i>Purchase of conservation easements or fee title to suitable raptor foraging habitat to protect the habitat from urban development; or</i></p> <p>c) <i>Participate in Placer County Natural Community Conservation Plan/Habitat Conservation Plan, once adopted.</i></p> <p><b><u>Mitigation Measure Biological Resources – 1</u></b></p> <p><u><i>If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.</i></u></p>	<p align="center"><u>Applicant</u></p>	<p align="center"><u>G</u> <u>C</u></p>	<p align="center"><u>DSD</u> <u>PSD</u></p>
<p>4.8-7 The Proposed Project could result in loss of nesting habitat for tricolored blackbird.</p>	<p><b>4.8-7(A)</b></p> <p>a) <i>The project applicant shall retain a qualified biologist to conduct pre-construction nesting surveys for tri-colored blackbird colonies within the project site and off-site areas proposed for infrastructure development. The survey should be conducted no more than 30 days from the onset of construction. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.</i></p> <p>b) <i>The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all active nest sites located in the project site during the breeding season while the nest site is occupied with adults and/or young. This avoidance could consist of delaying construction to avoid the nesting season</i></p>	<p align="center">Applicant</p>	<p align="center">G  C</p>	<p align="center">DSD CDFW  PSD</p>

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Project in addition to the City of Lincoln’s existing and planned future uses, but the existing entitlements are not sufficient.	<i>Government Code Section 66473.7(a)(1) – SB 221 Written Verification of Water Supply.</i>			
<b>4.10 Visual Resources</b>				
4.10-2 Development of the Proposed Project would increase glare and lighting in the project vicinity.	<b>4.10-2(A)</b> <i>All light standards shall be shielded and directed such that adjacent properties are not illuminated.</i>	Applicant	G, C	DSD
<b>4.11 Climate Change</b>				
4.11-1 Development of the proposed project could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.	<b>4.11-1(A)</b> a) <i>An Energy Conservation Plan for all commercial and residential development shall be required prior to recordation of the first small lot Final Map. The plan shall describe the techniques and programs to be employed in the development of the project to achieve (1) a minimum 15 percent energy efficiency above that required by the 2008 Title 24 energy efficiency regulations, or compliance with the then-current Title 24 energy efficiency regulations. These programs shall include either:</i>  <i>(i) Participation in the PG&amp;E Energy Star Performance Method. This method is available to builders of single-family and multi-family homes that are at least 15 percent more energy efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. Participating builders become part of the California Energy Star New Homes Program, and their homes earn the Energy Star label. Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes.</i>  OR	Applicant	I	DSD

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	<p><i>Primary residential street: 1 tree per 35 linear ft</i></p> <p><i>Major and minor paseos: 1 tree per 25 ft.</i></p> <p><i>Ferrari Ranch Road: 551 trees within the Lewis Property boundaries</i></p> <p><i>Moore Road: 928 trees within the Lewis Property boundaries</i></p> <p><i>Central Blvd: 1,471 trees within the Lewis Property boundaries</i></p> <p><i>Residential Units:</i></p> <p><i>LDR units: 1 front yard tree</i></p> <p><i>Village Country</i></p> <p><i>Estate(VCE) units: 2 front yard trees</i></p> <p><i>MDR units: 1 front yard tree. Some MDR units may not have front yards; however, where the front of an MDR lot is on a paseo, trees will be spaced 25 ft on center along the paseo. The exact number of trees to be planted in MDR developments will be determined during the City’s design review process by the City and project applicant with the goal of having one front yard or back yard tree for each residential unit.</i></p> <p><i>HDR units: Average of 40 trees per acre</i></p> <p><i>Open Space Areas:</i></p> <p><i>Mini parks 27 trees per acre</i></p> <p><i>Community parks 27 trees per acre</i></p> <p><i>Neighborhood parks 27 trees per acre</i></p> <p><i>School &amp; VMU:</i></p> <p><i>VMU: 10 trees per acre</i></p> <p><i>School: 15 trees per acre</i></p> <p><i>Commercial: Sufficient trees to provide 50% tree shading within 15 years in commercial and retail parking lots, consistent with General Plan policy OSC-3.10.</i></p>			

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	<p align="center"><i>NOTE: The number of trees specified above is an approximate number and will be subject to adjustment for physical constraints resulting from the actual location of physical improvements (both above ground and underground) and public safety considerations, such as the need to preserve vehicle operator sight distances at all roadway intersections.</i></p>			
	<p>e) Pursuant to the City’s new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, “Encourage energy conservation in new and existing developments throughout the City,” to address Policy OSC 3.9, “Shade Tree Planting,” the project applicant shall be responsible for having prepared, by an experienced and qualified firm, or by an organization such as the Sacramento Tree Foundation, a tree information planting and care guide. The planting and care guide will be delivered to each original homeowner as a part of the move in package. The planting and care guide shall be reviewed by, and be subject to the approval of, City of Lincoln staff.</p>	Applicant	O	DSD
	<p>f) The City shall require that energy efficient lighting fixtures, including fluorescent lights, be installed as part of the original construction of residential and commercial structures within the plan area.</p>	Applicant	B	DSD
	<p>g) The City shall require light-colored roofing materials with a solar reflective value and thermal emittance value of 0.25 or better on all residential and commercial buildings.</p>	Applicant	B	DSD
	<p>h) Pursuant to the City’s new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, “Encourage energy conservation in new and existing developments throughout the City,” the City shall be responsible pursuant to Policy OSC 3.14, “Early Planning for Energy Efficiency,” for developing a program whereby energy planners and energy efficiency specialists will be included in pre-application discussions with a developer or builder to help identify the potential for inclusion of solar orientation and other energy efficient systems into the land plan and building practices.</p>	Applicant	Pre-application	DSD

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	i) <i>Implement all mitigation measures identified in Section 4.4, Air Quality.</i>	See Section 4.4		
	j) <i>Implement Mitigation Measure 4.7-4 (Urban Stormwater Pollutants) in Section 4.7, Hydrology and Water Quality.</i>	See Section 4.7		
	k) <i>New commercial buildings (except schools) shall be 15 percent more energy efficient than the 2008 Title 24 building standards based on annual energy usage.</i>	Applicant	B	DSD
	l) <i>The roadway system shall be designed to accommodate the usage of neighborhood electric vehicles (NEVs).</i>	Applicant	G	DSD
	m) <i>Provide bus turnouts and transit shelters on roadways that are to be served by bus transit in the future in accordance with City improvement standards and as otherwise directed by City's Development Services Director.</i>	Applicant	G	DSD
	n) <i>Water used during construction shall be reclaimed water.</i>	Applicant	C	PSD
<b>Initial Study Mitigation Measures</b>				
Building height in air safety zone	<b>Hazards and Hazardous Materials Mitigation Measure 1</b>  <i>The project developer shall request an airspace review for any building over 150 feet tall.</i>	Applicant	B	DSD
Historical/archaeological resources	<b>Cultural Resources Mitigation Measure 2</b>  <i>The project proponent shall provide proof to the City that no structures on-site are over 50 years old. If structures on-site are discovered to be 50 years old or older, or the age cannot be determined, a qualified professional shall be hired by the project proponent to evaluate the structures for historical significance and provide mitigation measures, if needed. Compliance with mitigation measures shall be demonstrated to the City prior to construction activities. All reports shall be filed with the appropriate CHRIS Information Center.</i>	Applicant	G	DSD

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	<p><b>Cultural Resources Mitigation Measure 3</b></p> <p>a) <i>In the event any historic surface or subsurface archaeological features or deposits, including locally darkened soil (“midden”), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant. If the find is determined to be of significance, resources (such as grinding stones and mano fragments) shall be donated to an appropriate cultural center.</i></p> <p>b) <i>When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions.</i></p> <p>c) <i>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.</i></p> <p>d) <i>If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendent. The most likely descendent shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional</i></p>	Applicant	C	PSD

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	<i>work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.</i>			
	<p><b>Cultural Resources Mitigation Measure 4</b></p> <p><i>Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation either onsite or offsite as a result of a project improvement, work shall be suspended within 100 feet of the find, and the City of Lincoln shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the City for the protection of the paleontological resources.</i></p>	Applicant	C	PSD

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Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
<b>4.1 Land Use and Agricultural Resources</b>				
4.1-1 The Proposed Project could result in internal land use incompatibilities.	<p><b>4.1-1(B)</b></p> <p>a) <i>The applicant shall construct fencing and post signs that incorporate Section 12.20.80 of the Lincoln Municipal Code and Section 602.8 of the California Penal Code to inform the public of sensitive wetland/wildlife areas within the open space areas.</i></p> <p>b) <i>The applicant shall design its specific project to comply with all setback and buffer requirements required by any Clean Water Act Section 404 permits, incidental take permits and Streambed Alteration Agreements.</i></p> <p>c) <i>The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County’s Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.</i></p>	Applicant	O	DSD
4.1-2 The Proposed Project could result in land use incompatibilities with adjacent land uses.	<p><b>4.1-2(B)</b></p> <p>b) <i>The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County’s Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.</i></p> <p>c) <i>Record disclosures concerning all residential properties within the C1 Zone and D Zone regarding noise and safety issues as required by the Placer County Airport Land Use Compatibility Plan and California Business and</i></p>	Applicant	O	DSD

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Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	<i>Professions Code section 11010 and California Civil Code sections 1102.6, 1103.4, and 1353.</i>			
4.1-6 The Proposed Project could conflict with an existing Williamson Act contract.	<b>4.1-6(B)</b>  <i>No land under Williamson Act contract will be rezoned until the contract has expired or been cancelled</i>	City	Prior to land use application	DSD
<b>4.3 Transportation and Circulation</b>				
4.3-5 The Proposed Project would worsen to an unacceptable level or further worsen already unacceptable operations at three locations on SR 65 south of Lincoln under existing plus project conditions.	<b>4.3-5</b>  <i>Prior to the issuance of Building Permits for the Proposed Project, the project applicants or their successors shall pay the applicable South Placer Regional Transportation Authority Fee, which will help fund the widening of SR 65 to six lanes.</i>	Applicant	B	DSD
4.3-6 The Proposed Project would add significant levels of traffic to Moore Road between the project site and Fiddymont Road, and to Fiddymont Road from Moore Road to the south City limits, which are not constructed to current design standards.	<b>4.3-6</b>  <i>The project applicants or their successors shall pay a fair share of the cost to upgrade Moore Road between Fiddymont Road and the western project boundary, and Fiddymont Road from Moore Road to the south City limits, to current City of Lincoln design standards for a two-lane arterial. The City may add this road improvement to the Public Facilities Element (PFE), with PFE credits being given to the constructing party. Alternatively, the City may require the project applicants or their successors to construct the improvements and provide them with a right of reimbursement from third parties who also benefit from the improvements. The timing of the fair share payment or construction shall be as specified in the development agreement(s) between City and project applicants, but the required timing will be concurrent with the development of the threshold triggering use.</i>	Applicant	B	DSD

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4.3-13 The Proposed Project would worsen to an unacceptable level or further worsen cumulatively unacceptable operations (to a significant degree) on roadway segments within Placer County.	<b>4.3-13</b>  <i>Prior to the issuance of Building Permits at the Proposed Project, the project applicants or their successors shall pay a fair-share of the cost to improve the five Placer County roadway segments significantly impacted by the Proposed Project, provided that either the Placer County Traffic Mitigation fee program is modified and/or a regional funding mechanism is in place to include improvements to these roadways.</i>	Applicant	B	DSD
4.3-14 The Proposed Project would worsen cumulatively unacceptable operations (to a significant degree) on State Route 193 and State Route 65 through Placer County, Rocklin, and Roseville.	<b>4.3-14</b>  <i>The project applicants or their successors shall pay SPRTA Fees to help widen SR 65 to six lanes, and pay a fair-share of the cost to make improvements to segments of SR 193 significantly impacted by the Proposed Project if a regional funding mechanism and roadway improvement plan for SR 193 are adopted prior to issuance of Building Permits at the Proposed Project.</i>	Applicant	B	DSD
<b>4.4 Air Quality</b>				
4.4-1 Grading and other earth-disturbing activities associated with the Proposed Project would generate emissions of PM <sub>10</sub> and PM <sub>2.5</sub> .	<b>4.4-1(B)</b> The following mitigation measures shall be implemented by the applicant during all grading activities: <ul style="list-style-type: none"> <li><i>The applicant shall submit to the City of Lincoln, as the lead agency, and receive approval of a Construction Emission/Dust Control Plan prior to issuance of a grading permit. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228, Fugitive Dust. The applicant shall have a pre-construction meeting for grading activities for 20 or more acres to discuss the construction emission/dust control plan with employees and/or contractors and the District is to be invited. The applicant shall suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, certified by CARB to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. This requirement for a VEE is for projects grading 20 or more acres regardless of</i></li> </ul>	Applicant	C, G	PSD PCAPCD

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	<p><i>how many acres are to be disturbed daily. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not exceed District Rule 228 Fugitive Dust limitations.</i></p> <ul style="list-style-type: none"> <li>• <i>Apply water to control dust as needed to prevent dust impacts offsite. Operational water truck(s) shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.</i></li> <li>• <i>Apply approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</i></li> <li>• <i>Spread soil binders on unpaved roads and employee/equipment parking areas and wet broom or wash streets if silt is carried over to adjacent public thoroughfares.</i></li> <li>• <i>Install wheel washers or wash all trucks and equipment leaving the site.</i></li> <li>• <i>Vegetation materials removed from the site during construction shall not be burned in the open. Vegetative material should be delivered to a green waste recycling facility.</i></li> <li>• <i>Active grading sites shall be watered at least twice daily.</i></li> <li>• <i>A traffic speed limit of 15 miles per hours shall be posted and enforced on all unpaved construction roads.</i></li> <li>• <i>All excavating and grading activities shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is transported onto adjacent developed properties.</i></li> </ul>			
<p>4.4-2 Construction activities associated with the Proposed Project would generate emissions of criteria air pollutants ROG and NOx that</p>	<p><b>4.4-2(A)</b> During all phases of construction, the project applicant shall ensure that the following mitigation measures are implemented:</p>			

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would exceed PCAPCD thresholds.	<ul style="list-style-type: none"> <li>• <i>During second stage smog alerts (0.350 ppm of ozone), the construction day shall be shortened and the number of vehicles and equipment operating at the same time shall be reduced.</i></li> <li>• <i>Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.</i></li> <li>• <i>Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. An applicant representative, certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless in how many acres are to be disturbed daily. Contractors can access the PCAPCD or Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure.</i></li> <li>• <i>The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The project shall provide a plan for approval by the District 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 up to 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine</i></li> </ul>	<p>Applicant</p> <p>Applicant</p> <p>Applicant</p> <p>Applicant</p>	<p>C</p> <p>C</p> <p>C</p> <p>G</p>	<p>DSD PCAPCD</p> <p>DSD PCAPCD</p> <p>DSD PCAPCD</p> <p>DSD PCAPCD</p>

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	<p><i>retrofit technology, aftertreatment products, and/or other options as they become available.</i></p> <ul style="list-style-type: none"> <li><i>The following measure shall be incorporated into construction bid documents: All applicable pieces (at a minimum three pieces) of diesel equipment used on the site during the demolition, earthmoving and clearing stages of construction shall be fitted with a level 3 California Air Resources Board verified diesel emission control system. All off-road and onroad construction equipment shall use a B20 biodiesel blend. Prior to the issuance of a demolition or grading permit, the construction contractor and/or applicant shall submit to the PCAPCD and the City a certified list of the non-road diesel powered construction equipment that will be retrofitted with emission control devices or that will use Clean Fuels. The Clean Fuels shall consist of low NOx and PM10 emission diesel fuel that (1) can be used without engine modification, (2) is certified to provide a minimum emissions reduction of 30 percent PM10 and 10 percent NOx when compared to No. 2 Diesel Fuel, and (3) is included on the CARB Verification List. The list shall include (1) the equipment number, type, make, and contractor/sub-contractor name; (2) the emission control device make, model and EPA or CARB verification number; and/or (3) the type and source of fuel to be used. If any diesel powered non-road construction equipment is found to be in non-compliance with this specification, the contractor will be issued a Notice of Non-Compliance and given a 24 hour period in which to bring the equipment into compliance or remove it from the project. For each piece of diesel powered non-road construction equipment that will not be retrofitted or use Clean Fuels, the project applicant shall provide an explanation detailing why such measures are not employed.</i></li> </ul>	Applicant	G	DSD PCAPCD
4.4-3 Operation of the Proposed Project would generate emissions of criteria pollutants.	<p><b>4.4-3(B)</b> The project applicant shall implement the following mitigation measures:</p> <ul style="list-style-type: none"> <li><i>The conditions of approval and the covenants, conditions, and restrictions (CC&amp;Rs) for the project shall explicitly prohibit the installation of wood-burning stoves and wood-burning fireplaces within the Programmatic Portion of the Specific Plan area. Only natural gas- or propane-fireplace stoves are permitted. Prior to the issuance of occupancy permits, the applicant must</i></li> </ul>	Applicant	I	DSD

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	<p><i>provide written proof of compliance with this measure to the City and PCAPCD.</i></p> <ul style="list-style-type: none"> <li><i>Only Energy Star-labeled (or equivalent) dishwashers shall be installed in single-family dwelling units.</i></li> <li><i>The project applicant shall participate in the PCAPCD off-site mitigation program for postmitigated emissions that exceed PCAPCD thresholds. Off-site mitigation strategies include retrofitting existing on-road heavy-duty vehicles/equipment with cleaner burning engines, retrofitting or purchasing new low emission agriculture pumps, transit vehicles, and CNG fueling infrastructure. To participate in the off-site mitigation program, the applicant shall pay into the PCAPCD off-site mitigation program, included in Appendix D in this Draft EIR, in consultation with PCAPCD.</i></li> </ul>	Applicant	B	DSD
		Applicant	B	PCAPCD
4.4-5 Project occupants could be exposed to intermittent odors from the City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF), Western Regional Sanitary Landfill (WRSL) Material Recovery Facility (MRF), or nearby agricultural operations.	<p><b>4.4-5(B)</b></p> <p><i>Record perpetual notices for all lots within the Village 7 Specific Plan indicating that odors from the Lincoln WWTRF, WRSL, and agricultural operations could occur, and provide copies of this notice to all buyers of these properties.</i></p>	Applicant	I	DSD
<b>4.5 Noise</b>				
4.5-1 Construction of the Proposed Project would temporarily increase ambient noise levels.	<p><b>4.5-1(B)</b></p> <p>The City shall ensure construction contractors comply with the following:</p> <ul style="list-style-type: none"> <li><i>Construction hours shall be limited to 7am to 5pm, Monday through Friday and on Saturdays from 8am to 4pm, with no construction on Sundays and holidays (unless extended by a special permit).</i></li> <li><i>All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers.</i></li> </ul>	Applicant	C	PSD

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	<ul style="list-style-type: none"> <li>Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.</li> <li>Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.</li> </ul>			
<b>4.6 Hazardous Materials and Public Safety</b>				
<p>4.6-1 Construction of the Proposed Project could result in the generation or exposure of hazardous materials that could create a health or safety hazard to workers, the public, or the environment.</p>	<p>4.6-1(B)</p> <p>a) Prior to demolition of existing on-site structures and/or development of the Village 7 Programmatic Portion, the project applicants shall contact and coordinate with the PCDEHS and/or the local air management district to determine if asbestos sampling and abatement is required prior to demolition of the on-site structures. If such a survey is required, all soils surrounding the existing and former structures shall be sampled for residual fragments of lead-based paint, as well.</p> <p>b) For the Aitken Ranch II area, the applicant shall have a qualified professional review the results of the Phase 1 ESA and develop specific recommendations for removal of potentially contaminated items, soil and/or groundwater testing, as needed, and any subsequent remedial actions associated with the former turkey farming operations to ensure that development of the project site will not result in adverse human health or environmental risks during construction or occupancy. Soil and groundwater testing shall be performed prior to any site development activities that would disturb surface soils at the location of the former turkey farming operations. If chemicals are present in soils that would present a human health or environmental risk, a soil management plan shall be prepared by</p>	<p>Applicant</p>	<p>G, C</p>	<p>DSD PSD PCEHS</p>

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	<p><i>the qualified professional prior to approval of Final Grading or Improvement Plans. The soil management plan shall specify how affected soils will be tested, removed, stockpiled, or otherwise handled prior to and during soil-disturbing activities.</i></p> <p>c) <i>The project applicant shall hire a certified hazardous material specialist to prepare a formal Phase I EA to analyze the potential for hazardous materials within the Remainder Area. The project applicant shall incorporate all applicable and feasible recommendations in order to reduce the risk of hazardous material release during construction to a less-than significant level.</i></p>			
<p>4.6-2 Construction of the Proposed Project could create a health hazard to workers, the public, and the environment due to previously unidentified contaminated soil and groundwater.</p>	<p><b>4.6-2(B)</b></p> <p><i>If, during construction activities, evidence of hazardous materials contamination is observed or suspected (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease and an environmental professional shall assess the situation. If necessary, the environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the PCEHS shall be contacted for further direction, which could include further investigation or remediation.</i></p>	Applicant	C	PSD PCEHS
<b>4.7 Hydrology and Water Quality</b>				
<p>4.7-2 Development of the Proposed Project would increase the amount (volume) of stormwater runoff</p>	<p><b>4.7-2(B)</b></p> <p>a) <i>The Applicant(s) shall develop an additional 23 acre-feet of storage capacity in the watershed to accommodate increased stormwater runoff volumes associated with the Village 7 programmatic portion of the Proposed Project</i></p>	Applicant	I	DSD

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Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
<p>discharged to Ingram Slough and Orchard Creek.</p>	<p><i>(Aitken Ranch II, Scheiber, Remainder Area). The applicant(s) shall use one of the following options, or a combination thereof, presented in the Lincoln Nader/Aitken Ranch II/Sundance and the Remainder Properties Tentative Map, Master Drainage Study for volumetric mitigation:</i></p> <ul style="list-style-type: none"> <li>• <i>Participate in the City's Proposed Phase 2 Regional Retention Basin: Phase 1 of the City's Regional Retention Basin project was constructed to accommodate up to 315 acre-feet from the Del Webb development. Additional phased expansions (Phases 2 and 3) are planned to accommodate up to approximately 800 acre-feet of additional retention volume. The Village 7 Programmatic Portion could participate in the construction of Phase 2 of the existing City of Lincoln retention basin to mitigate the Proposed Project's runoff volumes.</i></li> <li>• <i>Utilize excess capacity in the City's Proposed Phase 1 Regional Retention Basin: Phase 1 of the City's Regional Retention Basin project has a 315 acre-foot retention storage capacity and was constructed by Del Webb to mitigate their project impacts. Based on the SLMDP, the retention volume required to mitigate impacts for the Del Webb project totaled 286 acre-feet. The Phase 1 basin therefore has approximately 29 acre-feet of available storage that could be used by the Village 7 Programmatic Portion. This mitigation option would not entirely reduce the retention volume required for the Village 7 Programmatic Portion, but could be combined with one or more of the other options presented herein.</i></li> <li>• <i>Create a New Retention Basin: The project applicant could participate in the City's future retention basin within the Cross Canal watershed.</i> OR</li> <li>• <i>Create a new on-site retention basin within the Village 7 Programmatic Portion.</i></li> </ul> <p>b) <i>If one or more of the off-site mitigation options listed in (a) are used, prior to final map approval, the project applicant(s) shall pay PFE fees to cover its fair share of costs associated with construction, operation, and maintenance, and</i></p>			

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	<i>management of off-site regional retention facilities to offset increased stormwater volume generated by the Village 7 Programmatic Portion.</i>			
<p>4.7-4 Implementation of the Proposed Project would increase the types and amounts of pollutants in stormwater runoff that could be discharged to Ingram Slough, which could affect water quality.</p>	<p><b>4.7-4(B)</b></p> <p>a) <i>Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge NPDES regulations and Basin Plan water quality objectives, the City’s Post-Construction Stormwater Runoff Control Ordinance No. 826B, and Low-Impact Development (LID) alternatives for stormwater quality control per Public Facilities and Services Implementation Measure 3.0 of the adopted 2050 General Plan.</i></p> <p>b) <i>The proposed water quality facilities shall be identified and designed in a Stormwater Management Plan prepared in accordance with Section 8.60.40 of the City’s Municipal Code for City review and approval. All water quality facilities identified in the Stormwater Management Plan shall be constructed with the installation of the infrastructure.</i></p> <p>c) <i>The Stormwater Management Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities. The City shall formally adopt and implement a funding mechanism specifically to fund the long-term maintenance of the proposed water quality facilities as proposed by the Stormwater Management Plan.</i></p> <p>d) <i>The project applicant shall submit a site-specific BMP plan showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction prior to project approval. The plan shall include a method or methods for financing the long-term maintenance of the proposed site-specific facilities.</i></p> <p>e) <i>All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment (or other similar source approved by the CVRWQCB, County, and City) for the project. The BMPs</i></p>	<p align="center">City</p> <p align="center">Applicant</p> <p align="center">Applicant/City</p> <p align="center">Applicant</p> <p align="center">Applicant</p>	<p align="center">City</p> <p align="center">G</p> <p align="center">G</p> <p align="center">G, C</p> <p align="center">G</p>	<p align="center">City</p> <p align="center">PSD DSD</p> <p align="center">PSD DSD</p> <p align="center">PSD DSD</p> <p align="center">PSD DSD</p>

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	<p><i>shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the PCFCWCD and City standards and shall be included for long-term maintenance of BMPs. All BMPs shall reflect the Best Available Technologies (BAT) available at the time of implementation and shall reflect site-specific limitations. The City shall make the final determinations as to the appropriateness of the BMPs proposed for the Proposed Project and the City shall ensure future implementation, operation, and maintenance of the BMPs.</i></p> <p>f) <i>Stormwater runoff from the Proposed Project’s impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the City. The applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from the Proposed Project and shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs.</i></p> <p><i>Prior Final Map approval, easements shall be created and offered for dedication to the City for maintenance and access to these facilities in anticipation of possible City maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</i></p>	<p>Applicant</p> <p>Applicant</p>	<p>G</p> <p>I</p>	<p>PSD DSD</p> <p>PSD DSD</p>
<b>4.8 Biological Resources</b>				
<p>4.8-1 The Proposed Project would result in the filling or adverse modification of jurisdictional wetland/ other “waters of the U.S.”</p>	<p><b>4.8-1(B)</b></p> <p>a) <i>The project applicant shall retain a qualified biologist to conduct a wetland delineation of the remaining properties in the Village 7 Programmatic portion of the project site. This delineation shall be submitted to the Corps for verification prior to the issuance of any grading permits for the Village 7 Programmatic portion of the project site.</i></p> <p>b) <i>The project applicant shall prepare a wetland mitigation plan that ensures no net loss of wetlands, consistent with Lincoln Public Facilities Element (PFE)</i></p>	<p>Applicant</p> <p>Applicant</p>	<p>G</p> <p>G</p>	<p>DSD Corps USFWS</p> <p>DSD</p>

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	<p><i>Policy 9-13. The wetland mitigation plan shall be based on the wetland delineation verified by the Corps. This measure may be implemented through the 404 permit and/or Streambed Alteration Agreement processes. The plan shall include the following or equally effective components.</i></p> <p><i>Compensation</i></p> <p>c) <i>The project proponent shall compensate for the loss of wetland habitat through a combination of preservation of vernal pools and seasonal wetlands in open space preserves, on-site restoration/enhancement along Ingram Slough, and the purchase of mitigation credits at an approved mitigation bank. The ratio of compensation will be determined in consultation with the Corps and U.S. Fish and Wildlife Service, as part of the 404-permit process.</i></p> <p><i>Reduction/Avoidance</i></p> <p>d) <i>Prior to any construction activities on the site, a protective fence shall be erected at the boundaries of the wetland preserves in the areas of construction. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the wetlands preserve except for those expressly permitted by the US Fish and Wildlife Service.</i></p> <p>e) <i>A buffer shall be provided along all preserved wetlands. Only those uses allowed in the 404 Permit and/or the Streambed Alteration Agreements shall be permitted in the wetlands preserve and its buffer.</i></p> <p>f) <i>Water quality in the wetlands preserve shall be protected using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood, etc.), geotextiles and mats, during construction in the watershed. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve using techniques such as velocity dissipation devices, sediment basins and pollution collection devices.</i></p>	<p>Applicant</p> <p>Applicant</p> <p>Applicant</p> <p>Applicant</p> <p>Applicant</p>	<p>G</p> <p>C</p> <p>G,C</p> <p>G,C</p> <p>O</p>	<p>DSD</p> <p>PSD</p> <p>PSD</p> <p>PSD</p> <p>PSD</p>

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Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	<p>g) Landscape irrigation runoff shall only be permitted to directly enter the wetlands preserve according to the provisions of the 404 Permit and/or the Streambed Alteration Agreement.</p> <p>h) Mowing and other maintenance activities shall be limited to those detailed in the 404 Permit and/or the Streambed Alteration Agreement.</p> <p><b><u>Mitigation Measure Biological Resources – 1</u></b></p> <p><i><u>If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.</u></i></p>	Applicant	O	PSD
		<u>Applicant</u>	<u>G</u> <u>C</u>	<u>DSD</u> <u>PSD</u>
4.8-2 Development of the Proposed Project could result in the loss of special-status vernal pool crustacean and amphibian species and degradation and/or loss of their habitat.	<p><b>4.8-2(B)</b></p> <p>a) The project applicant shall retain a qualified biologist to conduct a vernal pool crustacean survey following current USFWS protocol within the Village 7 Programmatic portion of the project site. Alternatively, the project applicant could forgo the surveys and assume presence of vernal pool crustaceans in all appropriate habitat within the Village 7 Programmatic portion of the project site. The survey, or assumption of presence shall occur prior to the issuance of any grading permits for the Village 7 Programmatic portion of the project site.</p> <p>b) Surveys have determined that at least one of the federally-listed vernal pool crustacean species occurs on some properties at the project site. Other federally-listed vernal pool crustaceans and/or western spadefoot may also occur in affected pools within the project site. As development of the project site could result in the loss of these species, the following or equally effective measures (as approved by the City and USFWS) shall be required. The selected measures may be part of the permitting process.</p>	Applicant	G  C	DSD USFWS  PSD

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	<p><i>Compensation</i></p> <p>c) <i>The project proponents shall obtain biological opinions from the U.S. Fish and Wildlife Service (and if necessary, the National Marine Fisheries Service) and are further required to comply with the conditions and mitigation requirements of those agencies. Mitigation may include, but is not limited to, both onsite and offsite preservation and creation of wetlands, purchase of credits at mitigation banks, payment of in lieu fees approved by the agencies, or other agency approved and required mitigation measures.</i></p> <p>d) <i>Orange exclusionary fencing shall be placed and maintained around any avoided (preserved) vernal pool crustacean habitat during construction to prevent impacts from construction vehicles and equipment. This fencing shall be inspected by a qualified biologist throughout the construction period to ensure that it is in good functional condition. After construction, fencing around open space areas containing wetlands or other sensitive habitats shall be replaced by permanent fencing that will be maintained by the City, and/or the local home owners association.</i></p> <p>e) <i>Prior to beginning work in the project site, all on-site construction personnel shall receive instruction regarding the presence of listed species and the importance of avoiding impacts on these species and their habitat.</i></p> <p>f) <i>The project proponent shall ensure that activities that are inconsistent with the maintenance of the suitability of remaining vernal pool habitat and associated watershed on-site is prohibited as required by the USFWS and Corps.</i></p> <p><b><u>Mitigation Measure Biological Resources – 1</u></b></p> <p><u><i>If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that</i></u></p>	<p align="center"><u>Applicant</u></p>	<p align="center"><u>G</u> <u>C</u></p>	<p align="center"><u>DSD</u> <u>PSD</u></p>

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	<u>will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.</u>			
4.8-3 The Proposed Project could result in the loss and/or degradation of rare plant populations.	<p><b>4.8-3(B)</b></p> <p>a) <i>The project applicant shall retain a qualified biologist to conduct focused surveys within the project site for special-status plant species including but not limited to big-scale balsamroot, Boggs Lake hedge-hyssop, dwarf downingia, legenera, Sacramento orcutt grass, and Sanford’s arrowhead during the appropriate time of year (March through June). If no special-status plants are located during the surveys, no further mitigation would be required.</i></p> <p>b) <i>If Boggs Lake hedge-hyssop or Sacramento orcutt grass is located during the surveys in areas that cannot be avoided, the project applicant shall consult with CDFG to obtain management permit, under Section 2081 of the California Fish and Game Code. Mitigation can be accomplished either in the onsite mitigation preserve area, or at an approved offsite mitigation bank. The ratio of mitigation credits will be determined during this consultation, and can be conducted concurrently with Mitigation Measure 4.8-2(B) subsections (c), (d), and (e).</i></p> <p>c) <i>If any other special-status vernal pool plant species, including, but not limited to dwarf downingia and legenera are located during the surveys in areas that cannot be avoided, the project applicant shall implement Mitigation Measure 4.8-2(B) subsections (c), (d), and (e), with the addition of soil/seed bank salvage, for use in created wetlands in mitigation areas.</i></p> <p>d) <i>If any special-status upland plant species including, but not limited to big-scale balsamroot, or wetland species such as Sanford’s arrowhead are located during the surveys, the project applicant shall comply with adopted CDFG Guidelines.</i></p>	Applicant	G	DSD Corps
4.8-4 The Proposed Project could result in the loss and/or degradation of western pond turtles and its habitat.	<p><b>4.8-4(B)</b></p> <p>a) <i>Prior to project construction, the project applicant and/or developer shall retain a qualified biologist to conduct preconstruction surveys of suitable habitat within the project site within 30 days prior to project construction to</i></p>	Applicant	G  C	DSD CDFW  PSD

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	<p><i>ensure no western pond turtles have established territories. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.</i></p> <p>b) <i>If individual western pond turtles are discovered during the survey on the project site, or immediately adjacent area, the project applicant or their agent shall initiate consultation with the CDFG to formulate and implement minimization measures, which could include capture and relocation of individuals found on-site.</i></p> <p>c) <i>If surveys identify the presence of western pond turtles on site, the project applicant shall implement mitigation measures required by the California Department of Fish and Game at the time of the consultation.</i></p> <p><b><u>Mitigation Measure Biological Resources – 1</u></b></p> <p><u><i>If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.</i></u></p>	Applicant	G C	DSD PSD
4.8-5 The Proposed Project could result in the direct loss or disturbance of nesting migratory birds, including raptors (birds-of prey).	<p><b>4.8-5(B)</b></p> <p>a) <i>If construction is to occur between March 15 through August 30, the project applicant, in consultation with the City of Lincoln and CDFG, shall conduct a preconstruction breeding season survey of the project site within 30 days of when construction is planned to begin. The survey shall be conducted by a qualified biologist (who is also knowledgeable about the California black rail) to determine if any protected raptors or migratory birds (including, but not limited to the California black rail) are nesting on or directly adjacent to the project site.</i></p>	Applicant	G C	DSD CDFW PSD

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	<p>b) <i>A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted shall be provided to the City.</i></p> <p>c) <i>A map showing the location(s) of any protected raptor or migratory bird nests observed on the project site shall be provided to the City.</i></p> <p>d) <i>The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all protected raptor and migratory bird nest sites located in the project site during the breeding season (approximately March 15 through August 30) while the nest is occupied with adults and/or young. This avoidance could consist of delaying construction in close proximity to the nest during the nesting season. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. The buffer zone shall be delineated by highly visible temporary construction fencing.</i></p>			
<p>4.8-6 The Proposed Project could result in the loss of foraging habitat for Swainson’s hawk, white tailed kite, burrowing owl and other raptors.</p>	<p><b>4.8-6(B)</b> The project applicant shall ensure that at least an appropriate number of acres (as approved by the City and CDFG) of annual grasslands or other suitable raptor foraging habitat are preserved based upon project impacts of 180 acres (0.75:1 ratio). Preservation may occur through either:</p> <p>a) <i>Payment of a mitigation fee to the City of Lincoln through a negotiated agreement between the City, the project applicant, and CDFG. The monies will be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that support suitable raptor foraging habitat (consistent with CDFG guidelines); or</i></p> <p>b) <i>Purchase of conservation easements or fee title to suitable raptor foraging habitat to protect the habitat from urban development; or</i></p> <p>c) <i>Participate in Placer County Natural Community Conservation Plan/Habitat Conservation Plan, once adopted.</i></p>	<p>Applicant</p>	<p>G</p>	<p>DSD CDFW</p>

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	<p><b><u>Mitigation Measure Biological Resources – 1</u></b></p> <p><u>If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.</u></p>	Applicant	G C	DSD PSD
4.8-7 The Proposed Project could result in loss of nesting habitat for tricolored blackbird.	<p><b>4.8-7(B)</b></p> <p>a) <i>The project applicant shall retain a qualified biologist to conduct pre-construction nesting surveys for tri-colored blackbird colonies within the project site and off-site areas proposed for infrastructure development. The survey should be conducted no more than 30 days from the onset of construction. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.</i></p> <p>b) <i>The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all active nest sites located in the project site during the breeding season while the nest site is occupied with adults and/or young. This avoidance could consist of delaying construction to avoid the nesting season or establishing a buffer around the nest site. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG, and will be, at a minimum, 250 feet. The buffer zone shall be delineated by highly visible temporary construction fencing.</i></p>	Applicant	G C	DSD CDFW PSD

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<b>4.9 Public Utilities</b>				
4.9-1 The Proposed Project would generate additional wastewater flows to be treated by the WWTRF.	<p><b>4.9-1(B)</b></p> <p><i>Prior to approval of the first Final Small Lot Map for the first planning area developed in the Village 7 Programmatic Portion of the Village 7 Specific Plan, the City shall ensure the planned expansion of the WWTRF provides adequate capacity to accommodate flows from the Village 7 Programmatic Portion. The project applicants shall pay fair-share cost of required fees to fund the expansion of the WWTRF.</i></p>	Applicant	I	DSD
4.9-2 The Proposed Project would generate additional wastewater flows, but not at levels that that would exceed the capacity of the existing wastewater collection infrastructure.	<p><b>4.9-2(B)</b></p> <p><i>The project applicants for the Village 7 Programmatic Portion shall submit a wastewater infrastructure plan to the City of Lincoln prior to approval of the first Final Small Lot Map for the first planning area developed in the Village 7 Programmatic Portion of the Village 7 Specific Plan. The applicants shall follow mitigation measures or recommendations identified within the plan to ensure wastewater flows would be adequately conveyed to the WWTRF.</i></p>	Applicant	I	DSD
4.9-15 The Proposed Project would generate a demand for park and recreation facilities, which could require the construction of new or expansion of existing recreational facilities.	<p><b>4.9-15(B)</b></p> <p><i>The project applicant shall pay all applicable fair-share fees to the City pursuant to the established Public Facilities Element requiring 6 acres of parkland per 1,000 residents for the provision of recreational facilities to meet demands created by the Village 7 Programmatic Portion.</i></p>	Applicant	B	DSD
4.9-17 The Proposed Project would increase the demand on water supplies. Existing and planned water supplies would be sufficient to meet the demands of the Proposed Project in addition to the City of Lincoln’s existing and	<p><b>4.9-17(B)</b></p> <p><i>Prior to recordation of a Final Map, the City of Lincoln shall obtain necessary entitlements demonstrating there will be adequate water supply to serve the portion of the Proposed Project defined on the Final Map, in accordance with Government Code Section 66473.7(a)(1) – SB 221 Written Verification of Water Supply.</i></p>	City	I	DSD

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planned future uses, but the existing entitlements are not sufficient.				
<b>4.10 Visual Resources</b>				
4.10-2 Development of the Proposed Project would increase glare and lighting in the project vicinity.	<b>4.10-2(B)</b> <i>All light standards shall be shielded and directed such that adjacent properties are not illuminated.</i>	Applicant	G, C	DSD
<b>4.11 Climate Change</b>				
4.11-1 Development of the proposed project could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.	<b>4.11-1(B)</b> a) <i>An Energy Conservation Plan for all commercial and residential development shall be required prior to recordation of the first small lot Final Map. The plan shall describe the techniques and programs to be employed in the development of the project to achieve (1) a minimum 15 percent energy efficiency above that required by the 2008 Title 24 energy efficiency regulations, or (2) compliance with the then-current Title 24 energy efficiency regulations. These programs shall include either:</i>  (i) <i>Participation in the PG&amp;E Energy Star Performance Method. This method is available to builders of single-family and multi-family homes that are at least 15 percent more energy efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. Participating builders become part of the California Energy Star New Homes Program, and their homes earn the Energy Star label. Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes.</i>  OR  (ii) <i>Participation in the New Solar Homes Partnership (NSHP) Performance Method. This method is available to builders of single-family homes that</i>	Applicant	I	DSD

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	<p>are at least 15 percent more efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications.</p> <p>OR</p> <p>(iii) Participation in the Build It Green Program, which was created by Build It Green, a nonprofit organization whose mission is to promote health, durable, energy and resource efficient buildings throughout California. Using the Green Point Checklist, a home can be considered green if it fulfills the prerequisites and earns at least 50 points and meets the minimum points per category: Energy (30 points); Indoor Air Quality (5 points); Resources (6 points); and Water (9 points). Build It Green uses certified Green Point Raters to measure success with the program and verification of the measures employed to meet the requirements of the checklist.</p>	Applicant	O	DSD
	<p>b) The project applicant shall be responsible for having prepared, by an experienced and qualified firm, an Energy Resource Conservation Guide that will provide educational information on how homeowners can increase energy efficiency and conservation in their new homes. The information will be delivered to each original homeowner as part of the move-in package. The information packet shall be reviewed by, and be subject to approval of, City of Lincoln staff.</p>	Applicant	C	DSD
	<p>c) Installation of Light Emitting Diode (LED) traffic signals and LED street lights shall be required at the Lewis Property and be constructed in accordance with City improvement standards or as otherwise approved by the Development Services Director.</p>			
	<p>d) The project applicant shall ensure that a tree planting program at the Lewis Property, approved by the City of Lincoln staff, provides the following: Streets: Residential collector streets: 1 tree per 35 linear ft Primary residential street: 1 tree per 35 linear ft Major and minor paseos: 1 tree per 25 ft.</p>	Applicant	C	DSD

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	<p><i>Ferrari Ranch Road: 551 trees within the Lewis Property boundaries</i>  <i>Moore Road: 928 trees within the Lewis Property boundaries</i>  <i>Central Blvd: 1,471 trees within the Lewis Property boundaries</i></p> <p><i>Residential Units:</i>  <i>LDR units: 1 front yard tree</i>  <i>MDR units: 1 front yard tree. Some MDR units may not have front yards; however, where the front of an MDR lot is on a paseo, trees will be spaced 25 ft on center along the paseo. The exact number of trees to be planted in MDR developments will be determined during the City’s design review process by the City and project applicant with the goal of having one front yard or back yard tree for each residential unit.</i></p> <p><i>Open Space Areas:</i>  <i>Mini parks 27 trees per acre</i>  <i>Community parks 27 trees per acre</i>  <i>Neighborhood parks 27 trees per acre</i></p> <p><i>NOTE: The number of trees specified above is an approximate number and will be subject to adjustment for physical constraints resulting from the actual location of physical improvements (both above ground and underground) and public safety considerations, such as the need to preserve vehicle operator sight distances at all roadway intersections.</i></p>			
	<p>e) <i>Pursuant to the City’s new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, “Encourage energy conservation in new and existing developments throughout the City,” to address Policy OSC 3.9, “Shade Tree Planting,” the project applicant shall be responsible for having prepared, by an experienced and qualified firm, or by an organization such as the Sacramento Tree Foundation, a tree information planting and care guide. The planting and care guide will be delivered to each original homeowner as a part of the move in package. The planting and care guide shall be reviewed by, and be subject to the approval of, City of Lincoln staff.</i></p>	Applicant	O	DSD

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	f) <i>The City shall require that energy efficient lighting fixtures, including fluorescent lights, be installed as part of the original construction of residential structures within the plan area.</i>	Applicant	B	DSD
	g) <i>The City shall require light-colored roofing materials with a solar reflective value and thermal emittance value of 0.25 or better on all residential buildings.</i>	Applicant	B	DSD
	h) <i>Pursuant to the City’s new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, “Encourage energy conservation in new and existing developments throughout the City,” the City shall be responsible pursuant to Policy OSC 3.14, “Early Planning for Energy Efficiency,” for developing a program whereby energy planners and energy efficiency specialists will be included in pre-application discussions with a developer or builder to help identify the potential for inclusion of solar orientation and other energy efficient systems into the land plan and building practices.</i>	Applicant	Pre-application	DSD
	i) <i>Implement all mitigation measures identified in Section 4.4, Air Quality.</i>	See Section 4.4		
	j) <i>Implement Mitigation Measure 4.7-4 (Urban Stormwater Pollutants) in Section 4.7, Hydrology and Water Quality.</i>	See Section 4.7		
	k) <i>The roadway system shall be designed to accommodate the usage of neighborhood electric vehicles (NEVs).</i>	Applicant	G	DSD
	l) <i>Provide bus turnouts and transit shelters on roadways that are to be served by bus transit in the future in accordance with City improvement standards and as otherwise directed by City’s Development Services Director.</i>	Applicant	G	DSD
	m) <i>Water used during construction shall be reclaimed water.</i>	Applicant	C	PSD

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<b>Initial Study Mitigation Measures</b>				
Building height in air safety zone	<p><b>Hazards and Hazardous Materials Mitigation Measure 1</b></p> <p><i>The project developer shall request an airspace review for any building over 150 feet tall.</i></p>	Applicant	B	DSD
Historical/archaeological resources	<p><b>Cultural Resources Mitigation Measure 2</b></p> <p><i>The project proponent shall provide proof to the City that no structures on-site are over 50 years old. If structures on-site are discovered to be 50 years old or older, or the age cannot be determined, a qualified professional shall be hired by the project proponent to evaluate the structures for historical significance and provide mitigation measures, if needed. Compliance with mitigation measures shall be demonstrated to the City prior to construction activities. All reports shall be filed with the appropriate CHRIS Information Center.</i></p>	Applicant	G	DSD
	<p><b>Cultural Resources Mitigation Measure 3</b></p> <p>a) <i>In the event any historic surface or subsurface archaeological features or deposits, including locally darkened soil (“midden”), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant. If the find is determined to be of significance, resources (such as grinding stones and mano fragments) shall be donated to an appropriate cultural center.</i></p> <p>b) <i>When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives</i></p>	Applicant	C	PSD

**Monitoring Responsibility**

DSD = City of Lincoln Development Services Department  
 PSD = City of Lincoln Public Services Department  
 PCAPCD = Placer County Air Pollution Control District  
 CDFW = California Department of Fish and Wildlife  
 PCEHS = Placer County Environmental Health Services  
 Corps = U.S. Army Corps of Engineers

**Timing of Action**

I = Prior to Final Map Approval  
 G = Prior to Improvement Plan/Grading Permit  
 C = During Construction/Grading  
 O = Prior to Occupancy  
 B = Prior to Building Permit

**TABLE 2  
VILLAGE 7 SPECIFIC PLAN PROJECT – VILLAGE 7 PROGRAMMATIC PORTION MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	<p><i>who are approved by the local Native American community as scholars of their cultural traditions.</i></p> <p>c) <i>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.</i></p> <p>d) <i>If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendent. The most likely descendent shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.</i></p>			
	<p><b>Cultural Resources Mitigation Measure 4</b></p> <p><i>Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation either onsite or offsite as a result of a project improvement, work shall be suspended within 100 feet of the find, and the City of Lincoln shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the City for the protection of the paleontological resources.</i></p>	Applicant	C	PSD

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