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## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

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### 5.1 INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Preserve at Sunridge project. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this MMRP.

### 5.2 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Draft EIR.

The City of Rancho Cordova will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the City’s role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken verbatim from the Draft EIR, in the same order that they appear in the Draft EIR.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City, project applicant, or consultant responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the department of the City or other State agency responsible for verifying compliance with the mitigation.

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

**TABLE 5.0-1  
MITIGATION MONITORING AND REPORTING PROGRAM**

<b>Proposed Mitigation</b>	<b>Summary of Measure</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>	<b>Verification (Date and Initials)</b>
<b>4.3 Human Health/Risk of Upset</b>				
<b>MM 4.3.5</b>	The proposed project site shall be specifically inspected for water supply wells, septic tanks, leach lines, and cisterns. All water supply wells shall be properly destroyed via the well abandonment procedures of the County Environmental Health Division. All septic tanks, leach lines, and cisterns shall be located, removed, and backfilled in accordance with the recommendations of a qualified geotechnical engineer.	<i>City of Rancho Cordova Planning Department and the Sacramento County Environmental Health Department.</i>	<i>Prior to the approval of improvement plans.</i>	
<b>MM 4.3.6a</b>	The abandoned water tank, associated truck bed, and all debris, trash, discarded, and/or out-of-operation items shall be removed from the project site and properly disposed of or recycled off-site.	<i>City of Rancho Cordova Planning Department.</i>	<i>Prior to grading, excavation, and site preparation activities.</i>	
<b>MM 4.3.6b</b>	If USTs are discovered during site preparation activities, procedures to remove the tank shall be undertaken in accordance with City of Rancho Cordova and EMD standards and regulations. Development of the site shall not commence until the site is deemed remediated and clear of USTs, for development by the City in consultation with the EMD.	<i>City of Rancho Cordova Planning Department and the Sacramento County Environmental Management Department.</i>	<i>Ongoing during all grading, excavation, and site preparation activities.</i>	
<b>4.4 Transportation and Circulation</b>				
<b>MM 4.4.1a</b>	Widen Femoyer Street from one to two lanes in each direction between International Drive and Mather Boulevard, construct Mather Boulevard between Femoyer Street and the planned extension of Zinfandel Drive (south of the Villages of Zinfandel development) as a four-lane roadway, and construct Zinfandel Drive as a four-lane roadway from Mather Boulevard to Douglas Road. This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any</i>	

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<b>Proposed Mitigation</b>	<b>Summary of Measure</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>	<b>Verification (Date and Initials)</b>
			<i>agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i>	
<b>MM 4.4.1b</b>	Widen the segment of Douglas Road between the planned extension of Zinfandel Drive (referenced in MM 4.4.1a) and Sunrise Boulevard from one to two lanes in each direction. This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i>	
<b>MM 4.4.1c</b>	Construct improvements identified in mitigation measures MM 4.4.1a and MM 4.4.1b and construct the Zinfandel Drive Extension between	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	International Drive and Mather Boulevard as a four-lane roadway. This improvement will reduce the daily traffic volume on the segment of Sunrise Boulevard between Folsom Boulevard and White Rock Road by about 1,700 vehicles per day, which would reduce the V/C ratio to within the 0.05 of the V/C ratio under "No Project" conditions, which would satisfy the City's significance threshold for roadways. However, the LOS would remain at E.		<i>improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.1d</b>	Widen the segment of Sunrise Boulevard between Kiefer Boulevard and SR-16 from one to two lanes in each direction. This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i>	
<b>MM 4.4.2a</b>	Widen the northbound and southbound approaches to the SR-16/Excelsior Road intersection to provide one exclusive left-turn lane and a shared through/right-turn lane on each approach with protected left-turn phasing. This improvement will provide LOS D or better	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this</i>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	operations.		<i>improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County.</i>	
<b>MM 4.4.2b</b>	Install a traffic signal at the SR-16/Eagles Nest Road intersection (No modification of the approach lane configurations are needed). This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County.</i>	
<b>MM 4.4.2c</b>	Widen the northbound and southbound approaches to the SR-16/Grant Line Road intersection to provide one exclusive left-turn lane and a shared through/right-turn lane on each approach with protected left-turn phasing. This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be</i>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
			<i>coordinated with Caltrans and Sacramento County.</i>	
<b>MM 4.4.2d</b>	Install a traffic signal at the Douglas Road/Grant Line Road intersection (No modification of the approach lane configurations are needed). This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i>	
<b>MM 4.4.2e</b>	Widen Sunrise Boulevard between Douglas Road and just south of Chrysanthy Boulevard (to provide transition from the six and four-lane sections) from two to three lanes in each directions and widen the northbound, southbound, eastbound, and westbound approaches to the Douglas Road/Sunrise Boulevard intersection to provide the following lane configurations: Two left-turn lanes, three through lanes, and one right-turn lane on the northbound approach Two left-turn lane, three through lanes, and one right-turn lane on the southbound approach Two left-turn lane, two through lanes, and one right-turn lane on the eastbound approach Two left-turn lanes, one through lane, a shared through/right-turn lane, and one right-turn lane on the westbound approach This improvement will reduce the impact of the project at this intersection; however, the intersection will still operate at LOS F.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.2f</b>	Implement Mitigation Measures MM 4.4.1a, MM4.4.1b, and MM4.4.1c and construct the extension of International Drive between Kilgore Road and Sunrise Boulevard as a four-lane roadway. This improvement would require installation of a traffic signal and widening of Sunrise Boulevard to accommodate two left-turn pockets on the	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be</i>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	northbound approach and a separate right-turn lane on the southbound approach. This improvement will reduce the impact of the project at this intersection; however, the intersection will still operate at LOS F.		<i>identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i>	
<b>MM 4.4.2g</b>	Install a traffic signal and widen the northbound approach to provide an exclusive left-turn lane and a through lane. This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i>	
<b>MM 4.4.3</b>	The project applicant shall participate with the City in the development of roadway capacity improvements for the Sunrise Boulevard corridor, which may include a combination of roadway improvements analyzed in Scenarios 1 through 6 of the Draft EIR as well as other additional roadway improvements that may be identified in the City's traffic improvement phasing study.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in these improvements and the associated timing/phasing of these improvements and potential phasing of project site development shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.4</b>	Implement the following improvements to the US-50 corridor:	<i>City of Rancho Cordova Public</i>	<i>The project's fair-share</i>	

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	<p>Installation of ramp metering on the Mather Field Road and Zinfandel Drive eastbound loop on-ramps.</p> <ul style="list-style-type: none"> <li>• Installation of ramp metering on the Mather Field Road Zinfandel Drive eastbound direct on-ramp.</li> <li>• Construction of an auxiliary lane prior to the Mather Field Road eastbound off-ramp.</li> <li>• Construction of an auxiliary lane after the Mather Field Road eastbound direct on-ramp.</li> <li>• Construction of an auxiliary lane after the Zinfandel Drive eastbound direct on-ramp.</li> <li>• Coordination of traffic signal timing at freeway interchanges with adjacent City intersections to minimize impact of vehicles queue spillback onto US-50.</li> <li>• Construction of various parallel facilities to US-50 including improvements to SR 16, the extension of International Drive to Sunrise Boulevard, and the extension of Kiefer Boulevard to Sunrise Boulevard.</li> <li>• The extension of HOV lanes from Sunrise Boulevard to Downtown Sacramento (or an interim project to Watt Avenue).</li> <li>• HOV enhancements to existing interchanges such as bypass lanes at existing metered on-ramps.</li> </ul>	<p><i>Works Department.</i></p>	<p><i>participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County (as necessary).</i></p>	
<p><b>MM 4.4.5</b></p>	<p>The project shall participate in capital improvements for transit service as well as operational services.</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's</i></p>	



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			<p><i>development agreement. Improvements to this intersection shall be coordinated with Regional Transit (as necessary).</i></p>	
<b>MM 4.4.7</b>	<p>Widen Sunrise Boulevard from White Rock Road to just south of Douglas Road from two to three lanes in each direction. This improvement would require modification to the Sunrise Boulevard/Douglas Road intersection. This improvement will provide LOS D or better operations.</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i></p>	
<b>MM 4.4.8a</b>	<p>Widen the eastbound approach to the Grant Line Road/Sunrise Boulevard intersection and construct a second eastbound to northbound left-turn lane. This improvement will provide LOS D or better operations.</p>	<p><i>City of Rancho Cordova Public Works Department</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be</i></p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
			<p><i>identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Improvements to this intersection shall be coordinated with Sacramento County.</i></p>	
<p><b>MM 4.4.8b</b></p>	<p>Install a traffic signal at the Grant Line Road/Kiefer Boulevard intersection with protected left-turn phasing on all approaches. This improvement will provide LOS D or better operations.</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Improvements to this intersection shall be coordinated with Sacramento County.</i></p>	
<p><b>MM 4.4.8c</b></p>	<p>Install a traffic signal at the Douglas Road/Grant Line Road intersection as identified under Mitigation Measure MM 4.4.2d and widen the northbound and southbound approaches to include the following lane configurations:</p> <ul style="list-style-type: none"> <li>• One left-turn lane and a separate through lane on the northbound approach</li> <li>• One right-turn lane and a separate through lane on the southbound approach.</li> </ul>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Improvements to this intersection shall be coordinated with Sacramento County.</i></p>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>MM 4.4.8d</b>	<p>In addition to the improvements identified in under Mitigation Measures MM 4.4.2e, the westbound approach of the Douglas Road/Sunrise Boulevard intersection shall consist of two left-turn lanes, two through lanes, and one right-turn lane.</p> <p>This improvement will reduce the impact of the project at this intersection; however, the intersection will still operate at LOS F.</p>	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i>	
<b>MM 4.4.8e</b>	<p>In addition to the improvements identified under mitigation measures MM 4.4.1a, MM 4.4.1b and MM 4.4.1c and MM 4.4.2f, widen the northbound and eastbound approaches to the Sunrise Boulevard/International Drive intersection to include the following lane configurations:</p> <ul style="list-style-type: none"> <li>• Two left-turn lanes, three through lanes, and one right-turn lane on the northbound approach</li> <li>• One left-turn lane, one through lane, and two right-turn lanes on the eastbound approach</li> </ul> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p>	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.12a</b>	<p>Construct the extension of Hazel Avenue from US-50 to Grant Line Road to a width of two lanes each way as a four-lane facility. This improvement lies outside the City of Rancho Cordova. This improvement will provide LOS D or better operations.</p>	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development</i>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
			<p>agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p>	
<p><b>MM 4.4.12b</b></p>	<p>Widen the segment of Douglas Road (from Sunrise Boulevard to Jaeger Road) from two to three lanes in each direction. This improvement will provide LOS D or better operations.</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions.</i></p>	
<p><b>MM 4.4.12c</b></p>	<p>Widen the segment of Chrysanthy Boulevard (Jaeger Road to Americanos Boulevard) from two to three lanes in each direction. This improvement will provide LOS D or better operations. This mitigation measure may not ultimately required if additional traffic analysis associated with the City of Rancho Cordova Interim General Plan Circulation Plan in the project area determine that this additional widening is unnecessary to maintain LOS D or better conditions.</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the</i></p>	

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			<i>LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i>	
<b>MM 4.4.12d</b>	Widen Grant Line Road from one to two lanes each way between Sunrise Boulevard and SR 16 and between Douglas Road and White Rock Road and implement Mitigation Measure MM 4.4.12a. This improvement would reduce the impact of the project on Sunrise Boulevard corridor; however, the LOS would remain F.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i>	
<b>MM 4.4.12e</b>	Widen the segment of Jaeger Road (from White Rock Road to Douglas Road) from two to three lanes in each direction. This improvement will provide LOS D or better operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions.</i>	
<b>MM 4.4.12f</b>	Widen Jaeger Road (from Douglas Road to Chrysanthy Boulevard) from	<i>City of Rancho Cordova Public</i>	<i>The project's fair-share</i>	

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	two to three lanes in each direction. This improvement would not improve the operation of the Sunrise Boulevard corridor.	<i>Works Department.</i>	<i>participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.13a</b>	Widen the eastbound approach to the SR-16/Excelsior Road intersection and provide two eastbound to northbound left-turn lanes, which would require widening a Excelsior Road north of SR-16 to provide a lane transition from two to one lane. This improvement would reduce the impact of the project at this intersection and provide LOS D operations. This intersection lies outside the City of Rancho Cordova city limits.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i>	
<b>MM 4.4.13b</b>	Associated with the implementation of Mitigation Measures MM 4.4.2d and MM 4.4.8c, provide a protected left-turn phasing on the northbound approach at the Douglas Road/Grant Line Road intersection. This improvement would reduce the impact of the project at this intersection and provide LOS B operations.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i>	

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<b>MM 4.4.13c</b>	In addition to implementation of Mitigation Measures MM 4.4.12a and d, construct an at-grade intersection enhancements (e.g., three separate left-turn lanes and two separate right-turn lanes). This improvement would improve operations at the intersection; however, the LOS would remain F during the AM and PM peak hours with V/C ratios near 2.00 during the PM peak hour.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.13d</b>	In addition to the implementation of the intersection improvements identified under Mitigation Measure MM 4.4.8e, the eastbound approach of the Sunrise Boulevard/International Drive intersection shall be modified to consist of two left-turn lanes, a shared through/right-turn lane, and one right-turn lane on the eastbound approach.  This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.13e</b>	In addition to the implementation of Mitigation Measure MM 4.4.12b, construct the following lane configurations at the intersection:  <ul style="list-style-type: none"> <li>• Two left-turn lanes, three through lanes, and one right-turn lane on all approaches.</li> </ul> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F. The addition of a second eastbound right-turn lane would provide LOS D operations during the PM peak hour; however, the second right-turn lane would increase pedestrian crossing distance.</p>	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i>	
<b>MM 4.4.13f</b>	In addition to the implementation of Mitigation Measure MM 4.4.12b, construct the following lane configurations at the Douglas Road/Americanos Boulevard intersection:  Two left-turn lanes, two through lanes, and one right-turn lane	<i>City of Rancho Cordova Public Works Department.</i>	<i>The project's fair-share participation in this improvement and the associated timing of this improvement shall</i>	

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	<p>on the northbound and southbound approaches</p> <p>Two left-turn lanes, three through lanes, and one right-turn lane on the eastbound approach</p> <p>Two left-turn lanes, three through lanes, and two right-turn lane on the westbound approach</p> <p>Widening of Douglas Road east of Americanos Boulevard to accommodate a lane transition from six to four lanes</p> <p>The addition of three northbound and southbound through lanes with transition to four lanes.</p> <p>Intersection operations would be improved to LOS E.</p>		<p><i>be identified in project conditions of approval and/or the project's development agreement.</i></p>	
<p><b>M4 M.4.13g</b></p>	<p>In addition to the implementation of Mitigation Measures MM 4.4.12a and d, widen the westbound approach to provide the following lane configurations at the intersection:</p> <p>Three through lanes and one right-turn lane on the northbound approach</p> <p>Two left-turn lanes and three through lanes on the southbound approach</p> <p>Two left-turn lanes and two right-turn lanes on the westbound approach</p> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F during the AM peak hour and LOS E during the PM peak hour.</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements shall be coordinated with Sacramento County.</i></p>	
<p><b>MM 4.4.13h</b></p>	<p>In addition to the implementation of Mitigation Measure MM 4.4.12e, provide the following lane configurations at the intersection:</p> <p>Two left-turn lanes, three through lanes, and one right-turn lane on the northbound and southbound approaches</p> <p>Two left-turn lanes, two through lanes, and one right-turn lane</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval</i></p>	



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<b>Proposed Mitigation</b>	<b>Summary of Measure</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>	<b>Verification (Date and Initials)</b>
	<p>on the eastbound and approach</p> <p>Two left-turn lanes, two through lanes, and two right-turn lanes on the westbound approaches</p> <p>This improvement would require widening Jaeger Road south of Chrysanthy Boulevard to accommodate a lane transition from six total lanes to four total lanes. The intersection would operate at LOS C with this improvement.</p>		<p><i>and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i></p>	
<b>MM 4.4.13i</b>	<p>Widen White Rock Road from one lane in each direction to three lanes in each direction to the east and west of the Jaeger Road/White Rock Road intersection and provide the following lane configurations at the intersection:</p> <p>Two left-turn lanes, three through lanes, and one right-turn lane on the northbound and southbound approaches</p> <p>Two left-turn lanes, three through lanes, and two right-turn lanes on the eastbound and westbound approaches</p> <p>This improvement would also require improvements at the Americanos and Grant Line Road intersection to accommodate the number of through lanes on White Rock Road. This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i></p>	
<b>MM 4.4.13j</b>	<p>In addition to the implementation of Mitigation Measure MM 4.4.12d, the following lane configurations shall be made at the Grant Line</p>	<p><i>City of Rancho Cordova Public Works Department.</i></p>	<p><i>The project's fair-share participation in this improvement and the</i></p>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>Road/Sunrise Boulevard intersection:</p> <p>One left-turn lane, one through lane, and one shared through/right-turn lane on the westbound approach.</p> <p>This improvement would provide operations of LOS D or better.</p>		<p><i>associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i></p>	
<b>4.5 Noise</b>				
<b>MM 4.5.2a</b>	<p>The project's commercial uses shall incorporate the best available practices/technology to ensure that the rooftop mechanical equipment is shielded from proposed residential uses or placed within equipment rooms to avoid exceedance of applicable City noise standards illustrated in <b>Table 4.5-3</b>.</p>	<p><i>Rancho Cordova Planning and Public Works Departments.</i></p>	<p><i>Prior to the issuance of building permits.</i></p>	
<b>MM 4.5.2b</b>	<p>Mechanical equipment associated with the proposed grocery store food cold storage, all air conditioning systems for the smaller uses, and the rooftop mechanical equipment constructed for the proposed grocery store shall be located within equipment rooms, acoustical enclosures, or shielded from view of adjacent residential uses by use the best available practices/technology to ensure applicable noise standards (see <b>Table 4.5-3</b>) are not exceeded.</p> <p>Implementation of this measure shall carry through Design Review.</p>	<p><i>Rancho Cordova Planning Department.</i></p>	<p><i>Prior to the issuance of building permits for the grocery store. Verification shall occur prior to the issuance of Certificates of Occupancy.</i></p>	
<b>MM 4.5.2c</b>	<p>The commercial loading dock associated with the proposed grocery store shall be relocated at a distance from the nearest proposed residences not to exceed the noise standards identified in <b>Table 4.5-3</b>;</p> <p>or</p> <p>The commercial loading dock associated with the proposed grocery store shall be shielded from view of the nearest residences by intervening commercial structures;</p> <p>or</p>	<p><i>Rancho Cordova Planning Department.</i></p>	<p><i>Prior to the issuance of building permits for the grocery store. Verification shall occur prior to the issuance of Certificates of Occupancy.</i></p>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>The commercial loading dock area shall be shielded from view from nearby proposed residences by a solid noise barrier 8 feet in height. The identified location for such a barrier is shown on the conceptual site plan for the commercial area on <b>Figure 4.5-3</b>.</p> <p>Implementation of this measure shall carry through Design Review.</p>			
<b>MM 4.5.2d</b>	<p>Commercial deliveries within 100 feet of residential uses shall be limited to daytime hours (7:00 am to 9:00 pm). Develop a delivery plan/manual and submit a copy to the Planning Department for review prior to the issuance of Certificates of Occupancy. The plan/manual shall include limitations on delivery hours and shall be posted on the premises.</p> <p>Additionally, permanent signs specifying delivery hour limitations shall be posted in the delivery areas of the premises.</p>	<i>Rancho Cordova Planning Department.</i>	<i>Verification shall occur prior to the issuance of Certificates of Occupancy.</i>	
<b>MM 4.5.2e</b>	<p>Commercial delivery trucks shall be prohibited from idling within 100 feet of residential uses during the hours from 9:00 pm to 7:00 am. Develop a delivery plan/manual and submit a copy to the Planning Department for review prior to the issuance of Certificates of Occupancy. The plan/manual shall include limitations on delivery hours and shall be posted on the premises.</p> <p>Additionally, permanent signs specifying delivery hour limitations shall be posted in the delivery areas of the premises.</p>	<i>Rancho Cordova Planning Department.</i>	<i>Verification shall occur prior to the issuance of Certificates of Occupancy.</i>	
<b>MM 4.5.4</b>	<p>The following specifications shall be required for all construction contractors and are applicable to all construction activities:</p> <ul style="list-style-type: none"> <li>• Construction activities involving heavy equipment (e.g., trenching, grading, bobcats, jackhammers, etc.) shall be prohibited on Sundays and federal holidays and limited to hours in accordance with the Rancho Cordova standards listed in <b>Table 4.5-3</b> (7 a.m. to 10 p.m.) Monday – Saturday; and</li> <li>• All fixed construction equipment (e.g., compressors, generators, mixers, etc.) shall be located as far as feasibly possible from existing developments and potential sensitive receptors; and</li> </ul>	<i>Rancho Cordova Planning Department.</i>	<i>Prior to approval of grading and improvement plans and on-going during all construction activities.</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>All intake and exhaust ports on power construction equipment and impacts tools shall be equipped with the latest noise muffling technology; and</li> <li>All internal combustion construction equipment shall be tuned and in proper operating condition.</li> </ul>			
<b>MM 4.5.6a</b>	<p>Outdoor activity areas (backyards or patio areas) of the residences proposed adjacent to Jaeger Road and Chrysanthy Boulevard shall be located on the opposite side of the residence from the roadway (thereby having the residential structure shield the sensitive outdoor areas from excessive traffic noise); or.</p> <ul style="list-style-type: none"> <li>A solid noise barrier should be constructed adjacent to these individual outdoor activity areas to intercept line of sight to the adjacent roadway noise sources.</li> <li>The project applicant shall demonstrate compliance with City noise standards under either of the above options.</li> <li>Implementation of this measure shall carry through the Design Review of all applicable structures.</li> </ul>	<i>Rancho Cordova Planning Department.</i>	<i>Prior to the issuance of building permits.</i>	
<b>MM 4.5.6b</b>	<p>Mechanical ventilation (air conditioning) shall be provided for all residences located within this development to allow occupants to close doors and windows as desired to achieve acoustical isolation. Implementation of this measure shall carry through the Design Review of all applicable structures.</p>	<i>Rancho Cordova Planning Department.</i>	<i>Prior to the issuance of building permits.</i>	
<b>MM 4.5.6c</b>	<p>All bedroom windows of the residences constructed adjacent to Jaeger Road from which the roadway is visible shall have a minimum Sound Transmission Class (STC) rating of 30. If sound walls are constructed to mitigate first floor noise levels, this measure would only be applicable to second floor areas of these residences.</p> <p>Implementation of this measure shall carry through the Design Review of all applicable structures.</p>	<i>Rancho Cordova Planning Department.</i>	<i>Prior to the issuance of building permits.</i>	
<b>4.6 Air Quality</b>				
<b>MM 4.6.1a</b>	<p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity</p>	<i>City of Rancho Cordova Planning Department/</i>	<i>Prior to approval of any plans or permits and</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>Prior to issuance of a grading permit, the applicant/developer shall incorporate the following measures into the construction contract documents, which shall be submitted for the review and approval of the City Engineer:</p> <ul style="list-style-type: none"> <li>• Strict compliance with SMAQMD's Rule 403 shall be written into construction contracts.</li> <li>• Keep soil moist at all times.</li> <li>• Maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).</li> <li>• Use emulsified diesel or diesel catalysts on applicable heavy-duty construction equipment.</li> <li>• Water soil piles three times daily.</li> </ul>	<i>SMAQMD.</i>	<i>throughout construction activities.</i>	
<b>MM 4.6.1b</b>	<p>In order to fully mitigate the construction related emissions, the applicant shall pay SMAQMD an off-site construction mitigation fee, as specified in the construction mitigation spreadsheet contained in <b>Appendix 4.6</b> of this EIR.</p>	<i>City of Rancho Cordova Planning Department/ SMAQMD.</i>	<i>The fee will be paid in total or as tentative maps get approved prior to issuance of any grading permit and/or ground disturbance.</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.6.2	The project shall provide a plan for approval by SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO <sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and the project sponsor shall submit to SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.	<i>City of Rancho Cordova Planning Department/ SMAQMD.</i>	<i>Prior to ground disturbance and throughout construction activities. SMAQMD verification that the project is in substantial compliance with this measure shall be submitted to the City of Rancho Cordova Planning Department prior to approval of all project plans and permits.</i>	
MM 4.6.4	The proponent shall implement the revised Air Quality Mitigation Plan, endorsed by SMAQMD, as included in <b>Appendix 4.6</b> of this Final EIR. It will serve as partial mitigation for the operational emissions of the project.	<i>City of Rancho Cordova Planning Department/ SMAQMD</i>	<i>Through all phases of the project</i>	
<b>4.7 Hydrology and Water Quality</b>				
MM 4.7.2a	The proposed project shall provide stormwater quality source and treatment measures consistent with the requirements of Volume 5 of the City/County Drainage Manual and the City's joint NPDES Permit (NPDES No. CAS082597). Specifically, details regarding Best Management Practices (BMPs) to be utilized shall be provided that demonstrate that storm water discharges would not result in pollutant levels or concentrations that would violate the provisions of the City's NPDES Permit and would not have a detrimental effect on aquatic/biological resources associated with Morrison Creek. The final design of such source and treatment control measures shall be subject to the approval of Rancho Cordova Public Works Department.	<i>City of Rancho Cordova Public Works Department.</i>	<i>Prior to approval of improvement plans.</i>	
MM 4.7.2b	The project engineer shall consult with the City when designing the proposed water quality/detention basins, and the developer shall submit detailed water quality/detention basin designs and proposed	<i>City of Rancho Cordova Public Works and Planning Departments.</i>	<i>Prior to approval of improvement plans.</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	plantings in and around the basins for review and approval prior to approval of the improvement plans.			
<b>MM 4.7.2c</b>	Biofilter swales and vegetated strips shall be placed in the bottom of channel areas and be designed to provide biofiltration of pollutants in project runoff. The project engineer shall consult with the City when designing these areas as part of review and approval prior of the project grading and improvement plans. All required swales and strips shall be shown on relevant plans.	<i>City of Rancho Cordova Public Works Department.</i>	<i>Prior to approval of improvement plans for each water quality facility.</i>	
<b>MM 4.7.2d</b>	All project storm drains shall provide a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each storm drain inlet. This may be accomplished with a stamped concrete impression (for curbs) or manufactured colored tiles, which are epoxied in place, adjacent to the inlet (for parking lots and areas without curbs). This measure shall be included in relevant project plans.	<i>City of Rancho Cordova Public Works Department.</i>	<i>A condition shall be included on improvement plans and the installation shall occur at the time the improvements are accepted for maintenance by the City.</i>	
<b>MM 4.7.3</b>	Prior to the approval of each final map, written commitment from Sacramento County Water Agency shall be provided that sufficient water supply capacity is available to serve the specific amount of development to be mapped. This written commitment shall include identification of any necessary improvements to convey and treat the water supply. In addition, all required financing associated with water supply facilities shall be in place.	<i>City of Rancho Cordova Public Works Department.</i>	<i>Prior to approval of each final map.</i>	
<b>MM 4.7.4</b>	The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout all phases of grading and project construction. The SWPPP shall be included with all subsequent project improvement and grading plans and shall incorporate Best Management Practices (BMPs) which describes the site, erosion and sediment controls, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, water quality monitoring and reporting during storm events (which will be responsibility of the project applicant), corrective actions for identified water quality problems and non-storm water management controls. These measures included in the SWPPP shall ensure compliance with applicable regional, state and federal water quality standards. The SWPPP shall also be submitted to the City Public Works Department. The applicant shall require all construction	<i>City of Rancho Cordova Public Works Department.</i>	<i>Prior to site disturbance and approval of preliminary grading plans.</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>contractors to retain a copy of the approved SWPPP on each construction site. Additionally, the SWPPP shall ensure that all storm water discharges are in compliance with all current requirements of the RWQCB. All applicable BMPs shall be shown on project plans.</p>			
<p><b>MM 4.7.5</b></p>	<p>The project shall implement the improvements described in the “Final Master Drainage Study for the Sunrise Douglas Community Plan Area” (Final MDS) (Spink Corporation, October 16, 1998), as amended by the “Amendment to Final Master Drainage Study, Sunrise Douglas Community Plan Area” (Amendment) (MHM Engineers &amp; Surveyors, October 19, 2001). Such improvements shall be designed to ensure that post-development peak (100-year) flows do not exceed existing peak flows and do not exceed the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek, to the satisfaction of the City Department of Public Works and the Sacramento County Water Resources Division (WRD). Construction of the improvements may be phased as described in the Final MDS and subject to the approval of the WRD, so long as the project proponent(s) provide hydrologic/hydraulic analysis which demonstrates that the phased improvements will reduce peak flows to at least pre-development levels and to the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the WRD.</p> <ul style="list-style-type: none"> <li>• Detailed plans for the design and construction of all proposed drainage, flood control and water quality improvements, consistent with the Final MDS and Amendment, shall be submitted to the County WRD for review and approval.</li> <li>• Plans for the design and construction of the realigned channel and associated detention basins shall be subject to the approval of the US Army Corps of Engineers.</li> <li>• Plans for design and construction of any joint-use park/detention facilities shall also be subject to the approval of the Park District.</li> <li>• The project applicant shall demonstrate that the Interim and Ultimate Conditions drainage facilities described in the Final Storm Drainage Master Plan (Wood-Rogers, 2001), are</li> </ul>	<p><i>City of Rancho Cordova Planning and Public Works Department.</i></p>	<p><i>Prior to the approval of improvement plans.</i></p>	



**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>consistent with the improvements described in the “Final Master Drainage Study for the Sunrise Douglas Community Plan Area “ (Final MDS) (Spink Corporation, October 16, 1998), as amended by the “Amendment to Final Master Drainage Study, Sunrise Douglas Community Plan Area” (Amendment) (MHM Engineers &amp; Surveyors, October 19, 2001). Demonstration can be illustrated on plans and/or reports, which shall be reviewed and approved by the City.</p>			
<b>4.9 Biological Resources</b>				
<p><b>MM 4.9.1a</b></p>	<p>Prior to the approval of grading and improvement plans or prior to any ground-disturbing activities, whichever occurs first, the project applicant shall preserve, to the satisfaction of the City, suitable Swainson’s hawk foraging habitat to ensure 1:1 mitigation of habitat value for Swainson’s hawk foraging habitat lost as a result of the project, as determined by the City in consultation with DFG and a qualified biologist. The 1:1 habitat value shall be based on Swainson’s hawk nesting distribution and an assessment of habitat quality, availability, and use within the City’s Planning Area. If specific data for Rancho Cordova’s Swainson’s hawk habitat is not available at the time this mitigation measures is being implemented, the mitigation ratio shall be consistent with the 1994 California Department of Fish and Game Swainson’s Hawk Guidelines included in the “Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks (Buteo swainsoni) in the Central Valley of California.” Such mitigation shall be accomplished through either the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area and within Sacramento County. The City, in consultation with DFG, will determine the appropriateness of the mitigation land. Prior to approval of such mitigation, the City shall consult with DFG regarding the appropriateness of the proposed mitigation. If mitigation is accomplished through conservation easement, then such easement shall ensure the continued management of the land to maintain Swainson’s hawk foraging values, including but not limited to ongoing agricultural uses and the maintenance of all existing water rights associated with the land. The conservation easement shall be recordable and shall prohibit any activity which substantially impairs or diminishes the lands capacity as suitable Swainson’s hawk habitat. The project applicant shall transfer said</p>	<p><i>City of Rancho Cordova Planning Department.</i></p>	<p><i>Prior to approval of grading and improvement plans and construction plans prior to any ground- disturbing activity.</i></p>	

**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>Swainson’s hawk mitigation land, through either conservation easement or fee title, to a third party, non-profit conservation organization (Conservation Operator), with the City and DFG named as third party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt non-profit conservation organization meeting the criteria of Civil Code Section 815.3(a) and be selected or approved by the City, in consultation with DFG. The City, in consultation with DFG and the Conservation Operator, shall approve the content and form of the conservation easement. The City, DFG and Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to assure compliance with the terms of the easement. The project applicant shall pay to the City an endowment fee, in an amount determined by the City, in consultation with DFG and the Conservation Operator, which will produce sufficient interest in perpetuity to operate, maintain, manage, and enforce such conservation easement. The endowment funds shall either be submitted to the City to be distributed to an appropriate third party non-profit conservation agency, or they shall be submitted directly to the third party non-profit conservation agency in exchange for an agreement to manage and maintain the lands in perpetuity. The Conservation Operator shall not sell, lease, or transfer any interest of any conservation easement or mitigation land it acquires without prior written approval of the City and DFG. If the Conservation Operator ceases to exist, the duty to hold, administer, manage, maintain and enforce the interest shall be transferred to another entity acceptable to the City and DFG. The Rancho Cordova Planning Department shall ensure that mitigation habitat is properly established and is functioning as habitat by conducting regular monitoring of the mitigation site(s) for the first 10 years after establishment of the easement.</p> <p>or</p> <p>The project applicant may participate in a future City Swainson’s Hawk Foraging Habitat Ordinance (once adopted) as an alternative to the measure above.</p>			

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Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>or</p> <p>The project applicant may participate in a future HCP (once adopted) as an alternative to the above measures.</p>			
<p><b>MM 4.9.1b</b></p>	<p>The project applicant shall mitigate the impacts to vernal pools and other seasonal habitats that supports vernal pool fairy shrimp and vernal pool tadpole shrimp in such a manner that there will be no net loss of habitat (acreage and function) for these species in the Laguna Formation following implementation of the project.</p> <p>The applicant shall complete and implement a habitat mitigation and monitoring plan that will compensate for the loss of acreage, function and value of the impacted resources. The habitat mitigation and monitoring plan shall be consistent with guidance provided in "Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California" or provide an alternative approach that is acceptable to the City and accomplishes no net loss of habitat. <b>Table 4.9-6</b> identifies the standards of the "Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California" and the potential resultant mitigation responsibility. The mitigation and monitoring plan shall include a schedule, be prepared in an annual report format and provide the following information:</p> <ul style="list-style-type: none"> <li>• Target areas for creation, restoration and preservation.</li> <li>• A complete biological assessment of the existing resources on the target areas.</li> <li>• Specific creation and restoration plans for each target area.</li> <li>• Performance standards for success that will illustrate that the compensation ratios are met.</li> </ul>	<p><i>City of Rancho Cordova Planning Department.</i></p>	<p><i>Prior to approval of grading plans or any groundbreaking activity, whichever comes first and ongoing until performance standards are consistently for five years.</i></p>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>The applicant shall submit the proposed mitigation and monitoring plan to the City for endorsement prior to grading plan approval or any groundbreaking activity and engaging in mitigation activities (including mitigation land acquisition). The applicant shall ensure that sufficient upland habitat is present within the target areas for vernal pools and vernal pool complexes creation and restoration to provide ecosystem health. The land utilized to satisfy this mitigation measure shall be protected through a fee title or conservation easement acceptable to the City after consultation with the United States Fish and Wildlife Service. Additionally, the project applicant is responsible for the cost of the conservation easement or fee title and establishment of maintenance plan for mitigation areas. Resources within the on-site preserve can be assumed to partially fulfill this requirement when the conservation easement for this area is established. Mitigation monitoring will be continuous until the performance standards identified in the mitigation and monitoring plan are consistently met for five consecutive years.</p> <p>The applicant will not be required to complete mitigation measure 4.9.1b for features that are directly or indirectly affected by approved and permitted projects identified in the SDCP for which mitigation requirements have been completed.</p>			
MM 4.9.2a	<p>The project applicant shall mitigate indirect impacts to vernal pools and other seasonal habitats that support vernal pool fairy shrimp and vernal pool tadpole shrimp in such a manner that there will be no net loss of habitat (acreage and function) for these species in the Laguna Formation following implementation of the project.</p> <p>The applicant shall identify all vernal pool and seasonal wetland habitat within 250 feet of the construction activities of the project, or provide an alternative technical evaluation, in support of a less indirect impact distance, of the extent of indirectly affected vernal pool and seasonal wetland habitat that is acceptable to the City. The applicant shall preserve two “wetted” acres for each acre of indirectly affected habitat. The mitigation and monitoring plan identified with mitigation measure MM 4.9.1b shall address, in all elements, the required preservation acreage that will satisfy this mitigation measure. The applicant will not be required to complete this mitigation measure features that are directly or indirectly affected by approved and</p>	City of Rancho Cordova Planning Department.	Prior the approval of grading plans or any groundbreaking activity, whichever comes first.	

**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	permitted projects identified in the SDCP for which mitigation requirements have been completed.			
<b>MM 4.9.2b</b>	<p>A standard set of best management practices shall be employed when working in areas within 250 feet of off-site vernal pool habitat and on-site preserved vernal pool habitat.</p> <p>A Stormwater Pollution Prevention Plan (SWPPP) shall be developed and implemented during construction. The plan shall include the following measures to avoid and minimize impacts to all wetlands. These measures, and all other permit requirements, will be included in contract specifications and will be implemented by the contractor.</p> <p>Implement erosion control measures during construction. Installation of temporary erosion control devices will be an integral part of construction. Sedimentation fences, as detailed in the drawings, will be used to contain polluted or turbid runoff from the site of work. Other methods of temporary erosion control, including but not limited to hay bale check dams, shall be employed to protect riparian areas, streams and water courses, and all other areas susceptible to damage from runoff. Hay bale check dams will be installed as specified and as detailed in the drawings or as directed by the contractor. Erosion control devices will be installed concurrently with construction earthwork.</p> <ul style="list-style-type: none"> <li>• Remove cover vegetation as close to the time of construction as practicable.</li> <li>• Confine construction equipment and associated activities to the construction corridor.</li> <li>• Reestablish streambank contours following construction and install permanent erosion control as needed.</li> <li>• Prohibit refueling of construction related equipment within 100-feet of the aquatic environment.</li> <li>• Maintain hazardous materials spill kits in proximity to aquatic crossings.</li> </ul>	<i>City of Rancho Cordova Planning Department.</i>	<i>Submittal of plan prior to the approval of any grading plans or any groundbreaking activity. On-going during all construction and for required post-construction time periods.</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>• Comply with state and federal permits.</li> <li>• Perform proper sediment control.</li> <li>• Implement the spill prevention and response plan.</li> <li>• Monitor construction activities near specified drainage and riparian areas.</li> <li>• Remove all construction spoils, remaining construction materials and miscellaneous litter for proper off-site disposal.</li> <li>• Post-construction monitoring and supplemental revegetation where needed.</li> </ul> <p>This measure shall be included in all project plans and specifications, and all applicable features shall be shown on project plans.</p>			
MM 4.9.2c	<p>The applicant shall submit a Wetland Avoidance/Mitigation Plan to mitigate for impacts to vernal pool and seasonal wetland habitat, which describes the specific method(s) to be implemented to avoid and/or mitigate any off-site project related impacts. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in accordance with the U.S. Army Corps of Engineers (USACE), and the U.S. Fish and Wildlife Service (USFWS), regulations, and the City of Rancho Cordova Grading and Erosion Control Ordinance. A copy of the 404 permit and the biological opinion shall be provided to the City and the Avoidance/Mitigation Plan shall ensure the following to the satisfaction of the City:</p> <ul style="list-style-type: none"> <li>• The location of the proposed vernal pool and seasonal wetland habitat site(s) and a detailed map of showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values and functions. The compensation wetlands shall be designed to, at a minimum: meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.</li> </ul>	City of Rancho Cordova Planning Department	Prior to site disturbance/grading and throughout all construction activities associated with the off-site vernal pool and creation site.	

**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>• Include a monitoring plan to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met.</li> <li>• Include a maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity.</li> <li>• Require that fencing be installed around all existing vernal pools that are within fifty feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material and limit access to the project site. Fencing shall be placed no closer than 10-feet to the delineated, verified perimeter of existing vernal pools.</li> <li>• A qualified biological resources monitor, approved by the City be on the site(s) to ensure compliance with identified mitigation for the duration of all the proposed activities. The construction manager shall submit bi-annual compliance reports to City monitor for review for a period of five years.</li> <li>• The vernal pool and seasonal wetland habitat site shall be surveyed by a qualified biologist no more than 30 days prior to the onset of construction for the presence of raptor and federal and state listed bird nesting sites, unless it is determined that construction will occur outside of the breeding season for all species likely to occur on site or observed present. If active nesting sites are observed present all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist.</li> <li>• The applicant shall grant full access to the vernal pool and</li> </ul>			

**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>seasonal wetland habitat site to the City’s for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the City monitor may issue stop work orders if mitigation non-compliance is identified.</p> <ul style="list-style-type: none"> <li>• The applicant shall specify measures for reuse or disposal of excavated material is suitable for use at project site, the plan should minimize the elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule.</li> <li>• The Avoidance/Mitigation Plan shall include a spill prevention and response plan to the satisfaction of the City.</li> <li>• All disturbed areas shall be revegetated by the following methods: hydroseeding, drill seeding, or spreading of upland seed bearing soil. The method of revegetation shall be approved by a qualified wetland specialist and to the satisfaction of the City.</li> <li>• Incorporate the use of non-toxic soil stabilizers according to manufacture’s specifications to all inactive construction areas. Use non-toxic binders to exposed areas after cut and fill operations and hydroseed areas. The vernal pool and seasonal wetland habitat site shall be watered as directed by the City of Rancho Cordova Department Public Works and the SMAQMD with the frequency shall be based on the type operation, soil and wind exposure.</li> <li>• To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. Additionally, the City may educe or curtail construction during high ambient pollutant concentrations, including but not</li> </ul>			



**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>limited to, ceasing construction during peak-hour vehicular traffic on adjacent or nearby roadways. Additionally, all land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 20 mph.</p> <ul style="list-style-type: none"> <li>All inactive storage/stock piles are covered and that all trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at two feet of freeboard (i.e., minimum vertical distance between the top of the load and top of the trailer) in accordance with the requirements of the California Vehicle Code (CVC) section 23114.</li> </ul>			
<p><b>MM 4.9.5a</b></p>	<p>The project applicant shall ensure that the project will result in no net loss of waters of the U.S. and waters of the State (acreage and function).</p> <p>In conjunction with preparation and implementation of the habitat mitigation and monitoring plan identified in Mitigation Measure MM 4.9.1b, the project applicant shall prepare and submit plans for the creation of jurisdictional waters at a mitigation ratio no less than 1:1 acres of created waters to each acre filled. The mitigation plans must demonstrate how the Corps criteria for jurisdictional waters will be met through implementation. Vernal pool and seasonal wetland mitigation achieved through implementation of mitigation measure MM 4.9.1b can satisfy this mitigation measure if the creation of the mitigation features is conducted in such a way that it both meets the habitat function and the Corps criteria for creation of waters of the US. The wetland creation section of the habitat mitigation and monitoring plan will include the following:</p> <ul style="list-style-type: none"> <li>Target areas for creation.</li> <li>A complete biological assessment of the existing resources on the target areas.</li> <li>Specific creation and restoration plans for each target area.</li> </ul>	<p><i>City of Rancho Cordova Planning Department.</i></p>	<p><i>Submittal of plan prior the approval of improvement plans.</i></p>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>• Performance standards for success that will illustrate that the compensation ratios are met.</li> <li>• A monitoring plan including schedule and annual report format.</li> </ul> <p>The applicant shall submit the mitigation and monitoring plan to the Corps, USFWS and the City for approval prior to engaging in mitigation activities (including mitigation land acquisition). The land utilized to satisfy this mitigation measure shall be protected through a fee title or conservation easement acceptable to the Corps. Additionally, the project applicant is responsible for the cost of the conservation easement or fee title and establishment of maintenance plan for mitigation areas. Resources within the on-site preserve can be assumed to partially fulfill this requirement when the conservation easement for this area is established. Mitigation monitoring will be continuous until the performance standards identified in the mitigation and monitoring plan are consistently met for five consecutive years.</p>			
MM 4.9.5b	<p>The project applicant shall ensure that the post-project peak flow conditions into the off-site section of the ephemeral drainage (tributary of Morrison Creek) are equivalent in periodicity, seasonality, volume, and flow velocity to pre-project conditions.</p> <p>The project shall result in no-net change to peak flows into the offsite tributary of Morrison Creek. The applicant shall establish a baseline of conditions for the ephemeral drainage on site. The baseline flow conditions will be established for 2, 5, 10 and 20-year storm event. These baseline conditions will used to develop monitoring standards for the stormwater system on the project site. The baseline conditions, monitoring standards, and a monitoring program will be submitted to the Corps and the City for their approval. The engineered channel and detention basins shall be design and constructed to ensure that the performance standards are met. The discharge site into the off-site ephemeral drainage shall be monitored to ensure pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measure will be satisfied when the monitoring standards are met for five consecutive years without</p>	City of Rancho Cordova Planning Department.	Submittal of baseline report, monitoring standards, monitoring plan and stormwater plan prior to the approval of improvement plans.	

**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	undertaking corrective measures to meet the performance standard.			
MM 4.9.5c	Prior to approval of each final map and grading activities within 250 of wetlands supporting federally-listed species, the project applicant shall obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code.	<i>City of Rancho Cordova Planning Department.</i>	<i>Prior to each final map and grading activities within 250 feet of wetlands.</i>	
MM 4.9.10	<p>The following modifications shall be to Sunrise Douglas Community Plan adopted mitigation measures BR-2 and B-4 (shown shaded and in underline and strikeout):</p> <p>BR-2 Prior to approval of any improvement plans or grading permits or any groundbreaking activity (whichever comes first) within any portion of a Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers, CDFG and/or RWQCB, project proponents shall submit a wetland delineation for the proposed development area, and a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon wetlands such that no net loss in wetland habitat acreage and values is achieved. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in consultation with the US Army Corps of Engineers and/or the RWQCB and shall incorporate the following components:</p> <ul style="list-style-type: none"> <li>a) A wetland delineation of the project site and any proposed off-site wetland preservation/creation sites(s), verified by the US Army Corps of Engineers;</li> <li>b) The location of proposed wetland preservation, acquisition, and creation site(s);</li> <li>c) A detailed map of proposed wetland creation site(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values, and functions. Compensation wetlands shall be designed to:</li> </ul>	<i>City of Rancho Cordova Planning Department.</i>	<i>These amendments shall be incorporated into the Sunrise Douglas Community after City Council approval.</i>	

**5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>- Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact;</li> <li>- Mitigate the loss of special status species habitat, including fairy/tadpole shrimp, as required by the USFWS and the CDFG;</li> </ul> <p>d) A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. Monitoring shall occur for at least five years and until success criteria are met, and as required by the US Army Corps of Engineers, RWQCB and/or the USFWS; and</p> <p>e) A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity. The maintenance plan shall address buffering from adjacent uses, fencing, access, erosion control, and weed eradication.</p> <p>BR-4 Prior to approval of any improvement plan or grading permit or any groundbreaking activity (whichever comes first) within any portion of a Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers and/or RWQCB, the habitat of an endangered, threatened or rare species protected by federal or state law, or a stream or other water body subject to the direct regulatory jurisdiction of the California Department of Fish and Game, the applicants shall obtain all necessary US Army Corps of</p>			

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	Engineers permits pursuant to Section 404 of the Clean Water Act and/or RWQCB approvals under the Porter-Cologne Water Quality Control Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code.			
<b>4.10 Cultural and Paleontological Resources</b>				
<b>MM 4.10.1a</b>	<p>Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the City of Rancho Cordova shall be immediately notified. At that time, the City will coordinate any necessary investigation of the site with an appropriate specialist, as needed. The project proponent shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p> <p>The City and the project applicant shall consider the mitigation recommendations of the qualified archeologist. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p>	<i>City of Rancho Cordova Planning Department.</i>	<i>As a condition of project approval, and implemented during construction activities.</i>	
<b>MM 4.10.1b</b>	If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	<i>City of Rancho Cordova Planning Department</i>	<i>As a condition of project approval, and implemented during construction activities.</i>	
<b>MM 4.10.2</b>	If any potentially unique paleontological resources (fossils) are found once project construction is underway, all work in the immediate	<i>City of Rancho Cordova Planning Department.</i>	<i>As a condition of project approval, and</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>vicinity must stop and the City shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.</p> <p>The City and the project applicant shall consider the mitigation recommendations of the qualified archeologist. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p>		<i>implemented during construction activities.</i>	
<b>4.11 Visual Resources/Light and Glare</b>				
<b>MM 4.11.2a</b>	A lighting plan shall be developed and provided with improvement plans for the project to ensure that parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light "spillage" and glare, prohibit the illumination from breaking the horizontal plane, and ensure that lighting does not exceed the standard illumination of two-foot candles along the property lines of adjoining land uses. The two-foot candle lighting standard shall also apply to all park facilities where sports field lighting may be utilized. The design of light features shall be consistent with the City's Design Guidelines.	<i>City of Rancho Cordova Planning Department.</i>	<i>Prior to approval of building permits and/or improvement plans.</i>	
<b>MM 4.11.2b</b>	Non-glare glass shall be used in all commercial buildings to minimize and reduce impacts from glare. Semi-reflective glass may be allowed on commercial buildings that are properly oriented to minimize reflection or glare.	<i>City of Rancho Cordova Planning Department.</i>	<i>Final design plans shall specify the types of non-glare/semi-reflective glass provided on final for commercial projects.</i>	
<b>4.12 Public Services and Utilities</b>				
<b>MM 4.12.2.2</b>	The project applicant shall consult with the Rancho Cordova Police Department and implement recommended crime prevention/safety development design measures.	<i>City of Rancho Cordova Planning Department and the City of Rancho Cordova Police Department.</i>	<i>Prior to approval of improvement plans.</i>	
<b>MM 4.12.4.2</b>	Prior to the approval of each final map, written commitment from County Sanitation District 1 shall be provided that sufficient wastewater conveyance and treatment capacity is available to serve the specific amount of development to be mapped. This written commitment shall include identification of any necessary	<i>City of Rancho Cordova Planning Department and County Sanitation District 1.</i>	<i>Prior to approval of each final map.</i>	

## 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	improvements to convey project wastewater. In addition, all required financing associated with wastewater facilities shall be in place.			
<b>MM 4.12.7.2</b>	The project applicant shall pay to the City an in-lieu payment or participate in other methods of improving park and recreational facilities for any shortage of park acreage not meeting the standards set forth in OSPT.1.1 of the Interim General Plan.	<i>City of Rancho Cordova Planning Department/Cordova Recreation and Park District.</i>	<i>Prior to approval of improvement plans.</i>	
<b>MM4.12.8.2a</b>	To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (PUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, future development project applicant(s) shall coordinate with PG&E early in the development of their plans. Any proposed development plans shall provide for unrestricted utility access and prevent encroachments that might impair the safe and reliable maintenance and operations of PG&E facilities.	<i>City of Rancho Cordova Planning Department and PG&amp;E.</i>	<i>Prior to approval of improvement plans.</i>	
<b>MM4.12.8.2b</b>	The project applicant shall address and resolve issues related to the provision of telephone and cable services through close coordination with the applicable service provider during project planning and development.	<i>City of Rancho Cordova Planning Department and the City of Rancho Cordova Police Department.</i>	<i>Prior to approval of improvement plans.</i>	