

LOWER LAGOON VALLEY POLICY PLAN IMPLEMENTATION PROJECT MITIGATION MONITORING PLAN					
Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<b>4.3 PARKS AND RECREATION</b>					
4.3-4 (a) The Applicant shall fund a public information and outreach program beginning two months prior to construction of utility corridors in Lagoon Valley Regional Park and continuing until construction is completed. The program shall either be developed by the City, or subject to City review and approval no later than three months prior to start of construction.	Two months prior to project construction and ongoing through completion of construction.	Project Applicant	CDD	Approval of public information and outreach program.	
(b) The Applicant shall implement measures to minimize the amount of time the trails are closed to public access including, but not limited to, development of an alternative/detour plan in coordination with the City Community Services Department.	During project construction.  7	Project Applicant	CDD	Preparation of measures designed to minimize trail closure.	
(c) The Applicant shall ensure that at no time during construction on the trail will City staff be hindered from accessing the reservoir site or water transmission pipelines for routine and emergency operational and maintenance activities, by providing alternative access, subject to City Public Works approval.	During project construction.	Project Applicant	CDD, PWD	Trail access to the reservoir site or water transmission pipelines shall be maintained during construction.	
<b>4.4 VISUAL RESOURCES</b>					
4.4-3 (a) The use of reflective materials shall be limited and when feasible, exterior-building surfaces in the business village shall include the installation of low-glare materials.	Prior to approval of each project site plan for each phase of project development (same for each).	Project Applicant	CDD	Project design review.	
(b) Any outdoor incandescent lighting fixture or more than 160 watts shall be constructed so that no more than 10 percent of the light rays from the fixture shall be emitted at angles above the horizontal plane.					
(c) Streetlights with any high-intensity discharge lamp, including, but not limited to, mercury, metal halide and high-pressure sodium lamps, are prohibited on private roads.					
(d) Streetlights shall use low-pressure sodium lamps, so that no light rays are emitted from the fixture at angles above the horizontal plan. Streetlights shall use "cut off" fixtures.					

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(e) Outdoor metal halide and high-pressure sodium lighting shall be permitted only for the purpose of illuminating recreational facilities and all fixtures shall be fully shielded. (f) Outdoor lighting with any mercury vapor, quartz-halogen or fluorescent fixture is prohibited. Except as permitted by Mitigation Measure 4.4-3(e), outdoor lighting with any high-intensity discharge lamp, including but not limited to, mercury vapor, metal halide or high-pressure sodium lamp, is prohibited.					
<b>4.5 TRANSPORTATION AND CIRCULATION</b>					
4.5-2 (a) At the intersection of Lagoon Valley Road / I-80 eastbound ramps, signalize the intersection.	Prior to final project design approval.	Project Applicant/PWD	CDD/PWD	Verify compliance with mitigation measure prior to issuance of first building permit of plans designed to City & Caltrans standards.  Verify payment of fair share fee prior to issuance of building permits.	
4.5-3 (a) Widen the I-80 freeway by 12 feet on the west side to add a fifth westbound lane to I-80 from the North Cherry Glen off-ramp to Cherry Glen/Peña Adobe, relocating the shoulder and using the existing shoulder area for the new lane. (Project to pay fair-share contribution to this mitigation as determined by traffic impact fee.)  (b) Widen the I-80 freeway by 12 feet and construct a retaining wall on the west side to add a fifth (auxiliary) westbound lane between the Alamo Drive overcrossing and the North Cherry Glen off-ramp, and construct a retaining wall west of the relocated shoulder. (Project to pay fair-share contribution to this mitigation as determined by traffic impact fee.)	Establish fair share transportation impact fee program prior to final maps/Prior to final project design approval  Establish fair share transportation impact fee program prior to final maps/Prior to final project design approval	Project Applicant/CDD/PWD  Project Applicant/CDD/PWD	CDD/PWD  CDD/PWD	Verify compliance with mitigation measure (payment of fees) prior to issuance of first building permit.  Verify compliance with mitigation measure (payment of fees) prior to issuance of first building permit.	

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(c) Widen the I-80 freeway by 12 feet on the west side to add a fifth westbound lane to I-80 from the Cherry Glen / Peña Adobe overcrossing to the Lagoon Valley Road overcrossing, relocating the shoulder and using the existing shoulder area for the new lane. (Project to pay fair-share contribution to this mitigation as determined by traffic impact fee.)	Establish fair share transportation impact fee program prior to final maps/Prior to final project design approval	Project Applicant/CDD/PWD	CDD/PWD	Verify compliance with mitigation measure (payment of fees) prior to issuance of first building permit.	
(d) Widen the I-80 freeway by 12 feet on the west side to add a fifth westbound lane between Lagoon Valley Road and North Texas Street, relocating the shoulder and using the existing shoulder area for the new lane. Install a retaining wall along the edge of the widened freeway. (Project to pay fair-share contribution to this mitigation as determined by traffic impact fee.)	Establish fair share transportation impact fee program prior to final maps/Prior to final project design approval	Project Applicant/CDD/PWD	CDD/PWD	Verify compliance with mitigation measure (payment of fair share fees) prior to issuance of first building permit.	
4.5-5					
(a) Implement Mitigation Measure 4.5-3(a) to add a westbound lane to I-80 between North Cherry Glen off-ramp and Cherry Glen/Peña Adobe. (Project to pay fair-share contribution to this mitigation as determined by traffic impact fee.)	Establish fair share transportation impact fee program prior to final maps/Prior to final project design approval.	Project Applicant/CDD	CDD/PWD	Verify compliance with mitigation measure (payment of fair share fees) prior to issuance of first building permit.	
(b) Implement Mitigation Measure 4.5-3(b) to add a westbound lane between Alamo Drive and the North Cherry Glen off-ramp and construct a retaining wall adjacent to the freeway shoulder. (Project to pay fair-share contribution to this mitigation as determined by traffic impact fee.)	Establish fair share transportation impact fee program prior to final maps/Prior to final project design approval.	Project Applicant/CDD	CDD/PWD	Verify compliance with mitigation measure (payment of fair share fees) prior to issuance of first building permit.	

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<b>4.6 AIR QUALITY</b>															
<p>4.6-1 (a) Prior to all phases of project construction, the applicant and City shall ensure that construction contracts include the following specifications:</p> <table border="1" data-bbox="121 492 787 1060"> <thead> <tr> <th colspan="2" data-bbox="121 492 787 540" style="text-align: center;"><b>Table 1 Best Available Fugitive Dust Control Measures</b></th> </tr> <tr> <th data-bbox="121 540 289 630">Fugitive Dust Source Category</th> <th data-bbox="289 540 787 630">Control Actions</th> </tr> </thead> <tbody> <tr> <td data-bbox="121 630 289 849">Earth-moving</td> <td data-bbox="289 630 787 849">1. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method d-2216; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations. For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</td> </tr> <tr> <td data-bbox="121 849 289 963">Disturbed surface areas (except completed grading areas)</td> <td data-bbox="289 849 787 963">2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, much have an application of water at least twice per day to at least 80 percent of the unstabilized area.</td> </tr> <tr> <td data-bbox="121 963 289 1060">Disturbed surface areas – completed grading areas</td> <td data-bbox="289 963 787 1060">2c. Apply chemical stabilizers within 5 working days or grading completion; OR 2d. Take action 3a or 3c specified for inactive disturbed surface areas.</td> </tr> </tbody> </table>	<b>Table 1 Best Available Fugitive Dust Control Measures</b>		Fugitive Dust Source Category	Control Actions	Earth-moving	1. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method d-2216; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations. For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.	Disturbed surface areas (except completed grading areas)	2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, much have an application of water at least twice per day to at least 80 percent of the unstabilized area.	Disturbed surface areas – completed grading areas	2c. Apply chemical stabilizers within 5 working days or grading completion; OR 2d. Take action 3a or 3c specified for inactive disturbed surface areas.	During project grading and construction.	Project Applicant	CDD	Applicant site manager ensures all measures are incorporated into project specifications / City site visits to verify compliance with mitigation measure during project grading and construction.	
<b>Table 1 Best Available Fugitive Dust Control Measures</b>															
Fugitive Dust Source Category	Control Actions														
Earth-moving	1. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method d-2216; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations. For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.														
Disturbed surface areas (except completed grading areas)	2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, much have an application of water at least twice per day to at least 80 percent of the unstabilized area.														
Disturbed surface areas – completed grading areas	2c. Apply chemical stabilizers within 5 working days or grading completion; OR 2d. Take action 3a or 3c specified for inactive disturbed surface areas.														

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Inactive disturbed surface areas	<p>3a. Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions; OR</p> <p>3b. Apply dust suppressants in sufficient quantity and frequency maintain a stabilized surface; OR</p> <p>3c. Establish a vegetative ground cover within 21 days after active operations have ceased; ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR</p> <p>3d. Utilize any combination of control actions 3a, 3b, and 3c such that, in total, they apply to all inactive disturbed surface areas.</p>					
Unpaved roads	<p>5a. Apply chemical stabilizers; OR</p> <p>5b. Apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR</p> <p>5c. Install a three-sided enclosure with walls with no more than 50 percent porosity that extend, at a minimum, to the top of the pile.</p>					
Track-out control	<p>6a. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and with of at least 20 feet; OR</p> <p>6b. Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device.</p>					
All categories	<p>7. Any other control measures approved by the District where necessary.</p>					

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<b>Table 2</b>						
<b>Best Available Fugitive Dust Control Measures for High Wind Conditions*</b>						
Fugitive Dust Source Category	Control Measures					
Earth moving	1A. Apply water to soil not more than 15 minutes prior to moving such soil.					
Disturbed surface areas	0B. On the last day of active operations prior to a weekend, holiday or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; OR 1B. Apply chemical stabilizers prior to a wind event; OR 2B. Apply water to all unstabilized disturbed areas 3 times per day; if there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per days; OR 3B. Take the actions specified in Table 1, Item 3c; OR 4B. Utilize any combination of control actions specified in Table 2, Items 1B, 2B, and 3B, such that, in total, they apply to all disturbed surfaced areas.					
Unpaved roads	1C. Apply chemical stabilizers prior to a wind event; OR 2C. Apply water twice per hour during active operation.					
Open storage piles	1D. Apply water twice per hour; OR 2D. Install temporary coverings.					
Paved road track-out	1E. Cover all haul vehicles; OR 2E. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operation on both public and private roads.					
All categories	1F. Any other control measures approved by the District.					
* High wind conditions means when gusts exceed 25 mph. Source: SCAQMD Rule 403, Tables 1, 2, & 3.						

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(b) Prior to all phases of project construction, the applicant and City shall ensure that construction contracts include the following specifications: <ul style="list-style-type: none"> <li>▪ An enforcement plan shall be established to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-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. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</li> <li>▪ Contractors shall provide a plan for approval by an environmental coordinator demonstrating that the heavy-duty (&gt;50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, would achieve a project-wide fleet average 30 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</li> <li>▪ Minimize idling time to 5 minutes.</li> </ul>	Prior to issuance of grading permits for project construction.	Project Applicant	CDD	Verify compliance with mitigation measure prior to issuance of building permits/grading permits for project construction. Project Applicant /Environmental Coordinator shall verify implementation & report on compliance upon request by City.	

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<ul style="list-style-type: none"> <li>▪ Use low sulfur fuel for stationary construction equipment, if feasible.</li> <li>▪ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.</li> <li>▪ Use low emission on-site stationary equipment.</li> <li>▪ Maintain heavy-duty earthmoving, stationary and mobile equipment in optimum running conditions [to the maximum extent practicable].</li> </ul>					
<p>4.6-2 Prior to building permit, the applicant shall implement these, or equally effective measures, in consultation with the YSAQMD.</p> <ul style="list-style-type: none"> <li>▪ Improve the thermal integrity of nonresidential buildings, and reduce the thermal load with automated time clocks or automated sensors.</li> <li>▪ Provide efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units.</li> <li>▪ Electrical outlets shall be installed on the exterior walls of both the front and back of a residence or all commercial buildings to promote the use of electric landscape maintenance equipment.</li> <li>▪ Install a gas outlet in the backyard of residential buildings for use with outdoor cooking appliances, such as gas burning barbeques.</li> <li>▪ Install a gas outlet with ceramic logs in any proposed fireplaces, including outdoor recreational fireplaces or pits.</li> <li>▪ Install low nitrogen oxide (NOx) hot water heaters. (Beyond YSAQMD Rule Requirements)</li> </ul>	<p>Prior to design review approval and/or approval of tentative maps-parcel maps, incorporate features into project designs. Prior to obtaining first Building Permit the project applicant will be responsible for integrating the measures listed below into the project design, based on feasibility, cost constraints.</p>	<p>Project Applicant/CDD/PWD / YSAQMD</p>	<p>CDD/PWD</p>	<p>Verify project requirements through design review process. Verify compliance with mitigation measures prior to approval of final maps and/or parcel maps. Verify compliance with mitigation measure prior to issuance of first Building Permit.</p>	

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<ul style="list-style-type: none"> <li>▪ HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70 percent of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC unit cost.</li> <li>▪ Require all flat roofs in the nonresidential land use areas to have a white or silver cap sheet to reduce energy demand.</li> <li>▪ If feasible, purchase battery powered or electric landscape maintenance equipment for new residences.</li> <li>▪ In consultation with the City Public Works and Community Development Departments, configure parking to minimize traffic interference and delays.</li> <li>▪ Include wide parking spaces or vanpool only spaces to accommodate vanpool vehicles in employment areas (e.g., community commercial, business-professional, industrial) in accordance with a City approved TSM program.</li> <li>▪ Provide preferential parking for carpools and vanpools in employment areas (e.g., community commercial, business-professional, and industrial areas).</li> <li>▪ Equip all truck loading and unloading docks with one 110/208 volt power outlet for every two dock doors. Diesel trucks shall be prohibited from idling more than five minutes and shall be required to connect to the 110/208 volt power to run any auxiliary equipment. Signage addressing these requirements shall be provided at the loading docks.</li> <li>▪ Vehicle and bicycle all day parking lots near transit stops, and freeway access points.</li> </ul>					

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<ul style="list-style-type: none"> <li>▪ Permit park &amp; ride lots in business village area.</li> <li>▪ Provide ridesharing information in a homeowners association package.</li> <li>▪ Contribute to an area transit fund to help build, maintain, and enhance transit services/facilities/amenities.</li> <li>▪ Subsidized school bus service.</li> <li>▪ A subsidy for added transit services.</li> <li>▪ Class II and III on-street bikeway system.</li> <li>▪ Class I bikeway system that connects residential, commercial and park uses of the Policy Plan.</li> <li>▪ Design streets to maximize pedestrian access to transit stops.</li> <li>▪ Site design to maximize access to transit lines.</li> <li>▪ Site design to accommodate bus travel.</li> <li>▪ Site design to provide lighted shelters at transit access points.</li> <li>▪ Preparation of a Transportation System Management Plan for employers with 50 or more employees.</li> <li>▪ Provide secure bicycle storage at public parking facilities.</li> <li>▪ Only U.S. EPA Phase II certified woodburning devices shall be allowed in single-family residences.</li> <li>▪ Woodburning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted.</li> </ul>					

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<ul style="list-style-type: none"> <li>▪ Preparation of a Transportation System Management Plan for employers with 50 or more employees.</li> <li>▪ Provide secure bicycle storage at public parking facilities.</li> <li>▪ Only U.S. EPA Phase II certified woodburning devices should be allowed in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour.</li> <li>▪ Woodburning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted.</li> </ul>					
<p>4.6-6</p> <p>(a) The Applicant shall include odor and corrosion control features in the manhole design where turbulence is anticipated. These may include vortex tube manhole inserts; manhole seals and ventilation tubes vented at least 20 feet from pedestrian path with carbon filters; or some other system. All proposed odor control systems (including those listed herein) shall be demonstrated to be effective to the satisfaction of the City Utilities Division and Community Services Department through pilot testing or other means prior to design approval.</p> <p>(b) The Applicant shall include in the manhole design where turbulence is anticipated, corrosion protection features approved by the City Utilities Division.</p> <p>(c) Separate the trail and any vents from each other, to the maximum feasible distance needed to reduce odor detection by pedestrians, based on final analysis of specific facility.</p>	<p>Prior to approval of facilities designs, incorporate design features and/or construction specifications into project approvals.</p> <p>As warranted, during construction.</p>	<p>Project Applicant</p>	<p>CDD &amp; PWD</p>	<p>All measures verified as part of project design approvals for infrastructure.</p> <p>If necessary, site visit to verify compliance with Mitigation Measure 4.6-6.</p>	

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<b>4.7 NOISE</b>					
<p>4.7-1</p> <p>(a) Construction activities shall be limited to the hours of 7:00 A.M. to 6:00 P.M. Monday through Saturday.</p> <p>(b) All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications.</p> <p>(c) Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the extent possible.</p> <p>(d) The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized. Examples include the use of drills, jackhammers, and pile drivers.</p>	During construction.	Project Applicant	CDD	Site inspection to verify compliance with mitigation measure during construction.	
<p>4.7-2</p> <p>(a) Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 150 feet from occupied residences, where feasible.</p> <p>(b) Flexible sound control curtains shall be placed around drilling apparatus and drill rigs, if sensitive receptors are located nearby.</p>	During construction and grading activities.	Project Applicant	CDD	Site inspection to verify compliance with mitigation measure during construction.	
<p>4.7-3</p> <p>(a) Prior to the issuance of building permits for residential uses located within 2,000 feet of I-80, the project applicant(s) shall submit an acoustical analysis to the City of Vacaville Community Development Department that demonstrates that the final project design incorporates measures that reduce traffic noise levels within the exterior living environments of the residential uses will not exceed 60 dBA L<sub>dn</sub>. The analysis shall be based on the final grading plan for the project.</p> <p>(b) Prior to the construction of public utility facilities, an acoustical analysis shall be prepared to identify projected</p>	<p>Prior to design review approval submit report detailing required design features. Prior to issuance of Building permits for residential uses within 2,000 feet of I-80 incorporate features into project designs.</p> <p>Prior to design approval for facilities, submit acoustical</p>	Project Applicant	CDD	Verify that an acoustical analysis has been completed and that design features are incorporated into final plans.	

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noise levels from equipment and to identify project design measures, if required, that reduce noise effects on adjacent residential or other sensitive uses to levels meeting City standards.	report and prior to construction of public utility facilities.			Verify that an acoustical analysis has been completed and that design features incorporated into final plans.	
<b>4.8 PUBLIC UTILITIES</b>					
4.8-3					
(a) The Applicant shall include in the project improvements on-site and off-site wastewater collection system facilities within the project area designed in accordance with current City standards.	Prior to final utility project design approval.	Project Applicant	CDD/PWD	Verify wastewater collection system facilities are designed in accordance with City standards.	
(b) The Applicant shall fully fund the design and construction of onsite and off-site wastewater collection system facilities necessary to convey flow to the existing wastewater collection system. The off-site facilities shall be as described for Option 1, Option 2 or Option 3, including special odor control, corrosion control, and other measures required by the City and outlined in Appendix G.	Prior to final utility project design approval.	Project Applicant	CDD/PWD	Verify that funds have been deposited.	
(c) The City shall determine which off-site facility alternative (Option 1, Option 2 or Option 3) is preferred, based on consideration of life-cycle costs and potential non-monetary impacts.	Prior to final project design approval.	Project Applicant	CDD/PWD	Verify that final alternative has been selected.	
(d) The City shall require permanent flow metering equipment with telemetry, either at the pump station (under Option 1 or Option 3), or on the proposed gravity sewer near the point of connection to the existing wastewater collection system (Option 2).	Prior to final project design approval.	Project Applicant	CDD/PWD	Verify that metering equipment has been approved and installed.	
(e) If a pump station is included in the off-site facilities, the Applicant shall establish a major maintenance reserve fund to fully fund future major pump station replacement and rehabilitation projects.	Prior to final project design approval and prior to acceptance of improvements.	Project Applicant	CDD/PWD	Verify that funds have been deposited and that financing mechanism established.	

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<b>4.9 PUBLIC SERVICES</b>					
4.9-1 (a) The City shall require the integration of design features to maximize public safety service impacts for public safety features added to the Proposed Project (gates, lighting, etc.) The recommended features shall be developed in consultation with the Vacaville Police Department Crime Prevention Division.	Prior to final project design review approval.	Project Applicant	CDD	Verify submittal and approval of design features to maximize public safety prior to issuance of building permits.	
(b) Prior to approval of tentative maps or design reviews, the City shall ensure that adopted features are incorporated into final project designs.	Prior to final project design review approval.	Project Applicant	CDD	Verify all adopted features included in final plans prior to issuance of building permits or final maps.	
<b>4.10 WATER SUPPLY</b>					
4.10-1 The City shall use actual demand and production data accompanied with periodic water distribution system modeling (through the City of Vacaville Infrastructure, Facilities and Services Status Report Update, Master Plan update, and as needed) to determine when planned water sources should be brought on-line.	Prior to allocation of building permit per City's Planned Growth procedures. Prior to issuance of building permits.	Project Applicant	CDD/PWD	Verify information has been prepared and that identified facilities have been brought online.	
4.10-2 The City shall complete the modeling necessary to confirm the size and length of the needed Alamo Drive Pipeline (DIF 10). The Zone 2 booster pump station must be in service before water can be provided to customers. Therefore, the City shall complete construction of the required main zone DIF 10 project concurrent with the booster pump station completion (see Figure 4.10-7).	The City will complete the modeling and construction of the Zone 2 pump station prior to issuance of building permits. Applicant to provide funding as required for design and analysis.	PWD & Project Applicant	PWD	Verify completion modeling Verify completion of water service facilities prior to issuance of building permits.	
4.10-3 (a) Creation of an upper zone (Zone 2) to serve the existing development and part of the Proposed Project (elevation range from approximately 210 to 310 feet). The water distribution system for this new upper pressure zone (Zone 2) will include a 2,690 gpm booster pump station and a 2.9 MG partially buried concrete storage reservoir. Prior to approval of the Final Master Map, project proponent must deposit with the City adequate funds for	Prior to final Master Map approval.	Project Applicant	PDW/CDD	Verify that funds have been deposited.	

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LOWER LAGOON VALLEY POLICY PLAN IMPLEMENTATION PROJECT MITIGATION MONITORING PLAN					
Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>(b) the City to predesign, design and construct the reservoir and booster pump station required for this upper zone (Zone 2). Creation of a second upper zone (Zone 3) to serve the remainder of the Proposed Project (elevation approximately 310 to 350 feet). The water distribution system for this upper pressure zone (Zone 3) will include a 230 gpm booster pump station and a 0.25 MG partially buried concrete water storage tank. Project proponent must deposit with the City adequate funds for predesign, design, and construction of the needed facilities, no less than three years before they are needed.</p>	Prior to final Master Map approval.	Project Applicant	PWD/CDD	Verify that funds have been deposited.	
<p>(c) Conduct a water service area master plan and pump station/reservoir siting study to determine the specific limits of the Zone 2 and Zone 3 service area boundaries as well as the optimum location for the booster pump stations and water storage reservoirs. (Service area master plan and water modeling simulations are City responsibility and must be initiated prior to the approval of the Final Master Map).</p>	Prior to final Master Map approval.	PWD	PWD/CDD	Verify water service area Master Plan and pump station/reservoir site study has been completed.	
<p>(d) Project proponent shall dedicate adequate space within the development to the City for the construction of the Zone 3 booster pump station. It is assumed that the Zone 2 booster pump station can be properly located within open space near the existing Butcher Road Reservoirs. If not, additional adequate space shall be required. The parcel(s) could be in open space areas or a separate accessible location and shall be dedicated at the time of approval of the first Final Map, tentative map, or area map for the Proposed Project.</p>	Prior to final Master Map approval.	Project Applicant	PWD/CDD	Verify adequate site has been dedicated.	
<p>(e) Project proponent shall dedicate the proposed reservoir sites and access roads as identified by the water service area master plan and siting study. The sites shall be dedicated to the City for construction of the upper zone(s) partially buried concrete water storage reservoirs. The property shall be dedicated with the Final Master Map, first tentative map, or area map for the Proposed Project</p>	Prior to final Master Map approval.	Project Applicant	PWD/CDD	Verify adequate site has been dedicated.	

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<p>4.10-4 The Proposed Project shall include local and on-site non-potable system improvements as depicted in Figure 4.10-9.</p> <ul style="list-style-type: none"> <li>▪ 8-inch non-potable water main loop through the proposed business park and around the existing Lagoon Valley Regional Park.</li> <li>▪ 12-inch non-potable water main connected to existing Hines Nursery Pipeline and extended through Village III and golf course club house.</li> <li>▪ 8-inch non-potable water main extended from the 12-inch non-potable water main through Village I and connected to the 8-inch non-potable water main loop described above.</li> <li>▪ These improvements must be designed and constructed according to SID requirements. Provisions shall be included to ensure non-potable water service to the existing users is maintained throughout construction of the necessary improvements. Additional improvements to the existing non-potable water distribution system may be required after SID reviews the proposed improvements.</li> </ul>	Prior to final Master map approval.	Project Applicant	PWD/CDD	Verify non-potable system improvements are designed as required by S.I.D. and implemented.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<b>4.11 HYDROLOGY, DRAINAGE AND WATER QUALITY</b>					
4.11-1 (a) A Storm Drain Master Plan (SDMP) shall be prepared by a registered civil engineer that identifies specific design improvements that would mitigate for the increased runoff resulting from development of the Proposed Project. The SDMP shall demonstrate that the proposed drainage facilities adequately convey the design runoff and that the increased runoff will be mitigated through implementation of the proposed drainage facilities (see Figure 4.11-4). The SDMP shall be completed prior to approval of the first Tentative Map, and shall include the following: <ul style="list-style-type: none"> <li>▪ Maps showing the location of existing and proposed drainage facilities, the watershed boundaries, location of analysis points, and overland release paths;</li> <li>▪ Preliminary pipe sizes and/or typical channel geometry with hydraulic grade lines, invert, and proposed ground elevations at analysis points;</li> <li>▪ Design flows (10- and 100-year) at key analysis points;</li> <li>▪ Preliminary grading plan and layout of proposed detention basins;</li> <li>▪ Stage, storage, and discharge information for detention basins for selected design storms;</li> <li>▪ Description of storage requirements, operation, and maintenance of detention facilities; and</li> <li>▪ Description and analysis of any necessary water quality features.</li> </ul>	Prior to approval of the first tentative map.	Project Applicant	PWD/CDD	Verify that a SDMP has been completed prior to approval of first tentative map.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>(b) The project applicant shall include drainage improvements and detention basins designed to accommodate 10- and 100-year flows. Detention facilities shall be adequate to limit discharges from the Lower Lagoon Valley watershed such that the 10- and 100-year peak flows are reduced to 90 percent of the estimated existing peak flows. The detention facilities shall be designed to the City's Design Standards and will include provisions to ensure draining during high flows in the main channels and to prevent increased flows downstream due to the occurrence of simultaneous peak flows from upstream. All necessary detention storage shall be accommodated within the project site.</p> <p>(c) The Proposed Project shall be designed such that the building pads are raised and overland flows can be safely conveyed through the project site to an existing receiving channel (such as the Bypass channel or Lagoon Valley Lake), to the proposed golf course, and/or to the proposed detention facilities.</p>	Prior to approval of first tentative map.	Project Applicant	PWD/CDD	Verify that all required drainage improvements and detention basins meet City design standards.	
<p>4.11-2</p> <p>(a) Prior to the first residential Final Map and commercial building permit, a detailed floodplain study for the proposed residential and commercial projects shall be conducted by a registered civil engineer to determine the boundaries of the 100-year floodplain within the Lower Lagoon Valley.</p> <p>(b) Prior to issuance of the first building permit, the floodplain study shall be submitted to and approved by FEMA in accordance with all FEMA requirements for the floodplain map revision process.</p> <p>(c) Until a revised floodplain map is adopted, prior to any development within the 100-year floodplain as currently designated by the City of Vacaville FIRM, the City shall require as a condition of building permit issuance that the Proposed Project complies with the City's Floodplain Management ordinance for residential and non-residential floodproofing. When the revised floodplain map is adopted, any areas in the revised floodplain shall comply</p>	<p>Prior to approval of first Final map for residential development and Building Permit for a commercial building.</p> <p>Prior to issuance of the first Building Permit.</p> <p>Prior to issuance of the first Building Permit.</p>	<p>Project Applicant</p> <p>Project Applicant/FEMA</p> <p>Project Applicant</p>	<p>PWD/CDD</p> <p>PWD/CDD</p> <p>PWD/CDD</p>	<p>Verify that a floodplain study has been prepared that shows the boundaries.</p> <p>Verify that a floodplain map is submitted to FEMA for their review and approval.</p> <p>Verify compliance with City's Floodplain Management ordinance.</p>	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
with the City's Floodplain Management Ordinance.					
4.11-3 (a) A SWPPP shall be prepared to address water quality impacts associated with construction of project facilities and roadways prior to the start of construction. The project applicant shall incorporate into the construction contract specifications the requirement that all contractors comply with and implement the provisions of the SWPPP. The objectives of the SWPPP are to identify pollutant sources that could affect the quality of stormwater discharge, to implement control practices to reduce pollutants in stormwater discharges, and to protect receiving water quality. The City shall require preparation of a SWPPP Plan for construction activities, and shall comply with requirements adopted by the SWRCB that are shown to be necessary to mitigate project specific and cumulative water quality impacts of runoff.	Prior to project construction / issuance of grading permits.  Prior to issuance of grading permits.	Project Applicant	CDD / PWD	Verify that a SWPPP has been prepared.	
(b) Prior to adoption, the City shall ensure the Policy Plan implementation Project includes conditions of approval directing that a comprehensive stormwater quality management plan for the proposed residential, golf course, and business village be prepared by a registered civil engineer or registered professional hydrologist for approval by the City prior to approval of local improvements plans. The management plan shall be designed to protect water resources from water quality impacts of runoff generated by the project to the maximum extent practicable, identifying construction and programmatic Best Management Practices (BMPs) as required to achieve this goal.	Prior to approval of local improvement plans.	Project Applicant	CDD	Verify that Project Approval includes conditions to prepare comprehensive stormwater quality management plan. Verify completion of comprehensive stormwater quality management plan.	
(c) Project Conditions of Approval shall specify that appropriate 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. To maximize effectiveness,	Prior to final map approval and building permit approvals.	Project Applicant	CDD/PWD	Verify BMPs incorporated into project design.	

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<p>(d) the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall be identified in the Conditions of Approval for individual projects.</p> <p>Stormwater runoff BMPs selected from the CASQA (California Storm Water Best Management Practices Handbook, 2003), the Bay Area Stormwater Management Agencies Association Start at the Source-Design Guidance Manual, or similar documents shall be identified prior to final design approval. Typical BMPs that could be used shall include, but are not limited to, the following: dry extended detention basins, wet detention basins (permanent pools), grassy swales and vegetated channels, oil/grease separators, vortex type separators, catch basin inserts, or other equally effective measures. Other BMPs shall include, but would not be limited to, administrative controls such as signage at inlets to prevent illicit discharges into storm drains, street sweeping, public education, and household hazardous waste disposal programs. BMPs shall identify mechanisms for routine maintenance and repair of BMPs.</p>	Prior to final map approval and building permit approvals.	Project Applicant	CDD/PWD	Verify BMPs incorporated into project design.	
<p>4.11-4 A comprehensive erosion control management plan shall be prepared by a registered civil engineer, registered geotechnical engineer, or registered geologist for approval by the City prior to submittal of local improvements plans. The management plan shall be designed to reduce sediment entering the Proposed Project, develop a maintenance plan for the proposed drainage facilities and/or erosion control measures, and protect the water quality of Lagoon Valley Lake.</p>	Prior to local improvement plan approvals.	Project Applicant	PWD/CDD	Verify that an erosion control plan has been prepared and implemented.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.11-5 Prior to Tentative Map approval, the results of a dam failure inundation study shall be used to identify measures to protect locations that could be affected in the event of failure of the earthen dam at Lagoon Valley Lake. The finish floor elevations of buildings within the Policy Plan area shall be above the 100-year water surface elevation in Lagoon Valley Lake. Additional measures could include, but would not be limited to, periodic inspections, ensuring structures that could be affected are floodproofed, and an emergency notification/response plan.	Prior to tentative map approval.	Project Applicant	PWD/CDD	Verify that a dam failure inundation study has been prepared and implemented.	
4.11-6 Prior to Tentative Map approval, the results of a site-specific geotechnical study using an appropriate and industry-accepted model shall be used to identify the extent to which the project site could be affected by seiche hazard from Lagoon Valley Lake. If overtopping could occur, the study shall identify the extent of flooding and depth of flood water. The City shall ensure through the permit review process that recommendations for floodproofing potentially affected structures or increasing the freeboard and/or storage capacity of Lagoon Valley Lake are incorporated into project design prior to issuance of building permits for affected locations.	Prior to tentative map approval.	Project Applicant	PWD/CDD	Verify that a site-specific geotechnical study has been prepared and implemented.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<b>4.12 Geology and Soils</b>					
4.12-1 (a) Prior to issuance of Grading or Building Permits, the applicant shall provide the City with site-specific geotechnical report(s) for the residential subdivision/golf course, business village, and utility areas as a condition of grading or building permit approval. The site-specific geotechnical report(s) shall include detailed design for foundations, structures, roadways, infrastructure, and related facilities that conform to: (1) current standards for development in Seismic Zone 4 in accordance with the CBC; (2) current standards for development in areas near mapped and/or likely landslide areas or unstable slopes in accordance with the CBC; and (3) recommendations in the preliminary geotechnical report prepared for the residential subdivision/golf course ("Preliminary Geotechnical Exploration, Lagoon Valley, Vacaville, California" dated July 2003) and business village ("Preliminary Geotechnical Exploration, Commercial Development, Lagoon Valley, Vacaville, California" dated August 2003). Project applicants shall implement the recommendations of these reports and site-specific geotechnical reports.	Prior to issuance of grading or building permits.	Project Applicant	PWD/CDD	Verify that site-specific geotechnical reports have been prepared and implemented.	
(b) Implement Mitigation Measure 4.12-3 (Mitigate Landslide Hazards) and 4.12-4 (Water Storage Tank Siting).	See Mitigation Measure 4.12-3 and 4.12-4.				

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.12-2 (a) Implement Mitigation Measure 4.11-3.	See Mitigation Measure 4.11-3.	Project Applicant	PWD/CDD		
(b) Implement Mitigation Measures 4.12-1(a) and 4.12-3.	See Mitigation Measure 4.12-1(a) and 4.12-3.				
(c) If the gravity sewer line option is selected, the project applicant shall comply with Caltrans recommendations, prior to final Building Permit, to ensure that the location, design, and construction methods for the segment passing under I-80 and within Caltrans right-of-way conform to Caltrans specifications.	Prior to issuance of Building Permits.	Project Applicant	PWD/CDD	Verify compliance with Caltrans recommendation if the gravity sewer line is selected.	
(d) All soil areas remaining exposed after grading and excavation for building sites, utility corridors, or for obtaining fill material for the landscape berm and not developed with project features shall be immediately stabilized through hydroseeding, geotextiles, or other equally effective measures as identified in site-specific geotechnical reports.	During project construction.	Project Applicant	CDD	Verify berm has been stabilized through site visit.	
(e) Implement Mitigation Measure 4.6-1 (a).	See Mitigation Measure 4.6-1(a).				
4.12-3 (a) Implement Mitigation Measure 4.12-1(a).	See Mitigation Measure 4.12-1(a).				
(b) Prior to Grading and Building Permits, when the locations of individual lots, building pads, roadways, and related facilities are more fully known, for each location that could be affected by landslide hazard, the results of a design-level geotechnical investigation shall be used to identify the specific landslide hazard reduction method(s) that shall be used to protect project features. Mitigation for landslides could include, but would not be limited to: complete removal of slide debris; reconstructing the slide area with drained, engineered fill; buttressing the slide areas; designing the Proposed Project in areas away from landslides; or equally effective measures. Landslide risk reduction methods shall be implemented during	Prior to grading permit.	Project Applicant	PWD/CDD	Verify geotechnical study done and recommendations for landslide hazards implemented.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
(c) grading activities and prior to construction of improvements. Prior to occupancy of residential units that could be affected by unstable slopes, a landslide hazard monitoring plan shall be developed by a registered engineer to be implemented during the life of the project. The plan shall, at a minimum: identify methods for routine investigation of slopes surrounding the Policy Plan area to inspect the effectiveness of controls installed; describe procedures for identifying new hazards and implementing appropriate controls and/or corrective actions; annual report to City staff and applicants and a documentation and reporting mechanism to City staff and applicants.	Prior to occupancy.	Project Applicant	PWD/CDD	Verify that a Hazard Monitoring Plan has been developed and implemented.	
4.12-4 (a) Prior to final tank site selection, the results of a site-specific geotechnical study shall be used to identify specific tank site and infrastructure locations to serve Zones 2 and 3 that would be unlikely to be subject to unstable slopes. If alternative tank site(s) and/or pipeline routing to avoid known or potentially unstable slope areas cannot be identified, the recommendations for mitigating potential slope hazards identified in the geotechnical report prepared for the residential subdivision/golf course ("Preliminary Geotechnical Exploration, Lagoon Valley, Vacaville, California" dated July 2003) shall be implemented prior to construction of the tanks and the pipelines. Tanks and pipelines shall be designed and constructed in accordance with applicable professional standards, as determined by the City. (b) Implement Mitigation Measure 4.12-3(c).	Prior to final tank site selection.  See Mitigation Measure 4.12-3(c).	Project Applicant	PWD/CDD	Verify that geotechnical study recommendations pertaining to location of tank have been implemented.	
4.12-5 Implement Mitigation Measure 4.12-1.	See Mitigation Measure 4.12-1.				

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.12-6					
(a) Prior to construction of the berm, the results of a geotechnical design evaluation prepared by a registered professional engineer or engineering geologist shall be used to identify specific construction methods to be used to create the landscape berm, taking into account local climate, geologic, and seismic conditions. The design shall be submitted to the City Engineer for review and approval. Contract specifications shall incorporate the approved engineering design.	Prior to issuance of grading permits for construction of the berm.	Project Applicant	PWD/CDD	Verify that results of geotechnical design evaluation is approved and implemented.	
(b) Prior to occupancy of the first residential unit, or golf course use, whichever comes first, the City shall develop a plan that identifies City inspection and maintenance procedures to evaluate berm stability. The plan shall also address procedures to correct deficiencies and identify funding mechanism(s) to ensure long-term maintenance.	Prior to occupancy or completion of the golf course.	PWD/CDD/ Project Applicant	PWD/CDD	Verify that a plan has been prepared that addresses future inspection and maintenance of the berm.	
(c) Implement Mitigation Measure 4.12-2(d).	See Mitigation Measure 4.12-2(d).				
4.13 Hazards and Human Health					
4.13-3					
(a) Prior to, or concomitantly with construction activities to implement the Policy Plan, the project Applicant shall implement all recommendations from the two ESAs completed by ENGEO Inc. on August 15, 2003. Specifically, the Proposed Project shall:	Prior to issuance of grading permits for and during project construction.	Project Applicant	PWD/CDD	Verify that recommendations set forth in the ESAs are implemented.	
<ul style="list-style-type: none"> <li>▪ Conduct further evaluations of soil and groundwater impacts at the Hines Nursery facility through a Phase II ESA and remediate, as necessary, to all federal, State, and local standards;</li> <li>▪ Collect and dispose of identified stained soil according to federal, state, and local laws;</li> <li>▪ Collect and dispose of all abandoned tanks according to federal, state, and local laws;</li> <li>▪ Conduct a survey for lead-based paints and ABCM prior to demolition and remediate, as necessary, to all applicable federal, State, and local standards;</li> </ul>					

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<ul style="list-style-type: none"> <li>▪ Collect and dispose of all abandoned pesticide containers according to federal, state, and local laws;</li> <li>▪ Demolish all observed equipment wash pads and collect and dispose of any stained soil according to federal, state, and local laws;</li> <li>▪ Collect and dispose of all abandoned farm equipment, debris and machinery according to federal, state, and local laws; and,</li> <li>▪ Abandon all agriculture and domestic water wells, and septic systems under permit by the SCDEM.</li> </ul>					
<p>(b) If, during site preparation and construction activities, evidence of hazardous materials contamination is observed or suspected through either obvious or implied measures (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 SCDEM, or the current designated CUPA, shall be contacted for further direction, which could include further investigation or remediation to all applicable federal, State, and local levels.</p>	During site preparation and project construction.	Project Applicant	CDD	Verify that construction activities are stopped if any evidence of hazardous materials is unearthed. Site inspection to verify.	
<p>(c) If any required remediation has not yet been completed for contaminated soils or groundwater identified during construction, the project applicant shall perform a human health risk assessment, in accordance with the guidelines from USEPA and DTSC, to determine health risks to construction workers and future site occupants. The results of the human health risk assessment may indicate that added protection for construction workers and/or requirements for vapor barriers in structures would be required to prevent adverse effects on indoor air quality.</p>	During project construction.	Project Applicant	CDD	Verify preparation of a Human Health Risk Assessment if contaminated soil or groundwater is identified during construction.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
The human health risk assessment shall be submitted to the SCDEM for review and approval, and engineering controls, if required to reduce health risks to acceptable levels for future site users, shall be incorporated into the project design.					
(d) If remediation of soil and/or groundwater has not been completed by the time site development occurs, the remediation systems shall be designed so that the systems can be effectively installed, operated, and removed without substantial conflict with planned land uses. The design of project improvements in the areas of the known soil and/or groundwater contamination locations shall be submitted to the SCDEM for concurrence prior to building permit issuance.	Prior to building permit issuance.	Project Applicant	CDD/SCDEM	Verify remediation systems are appropriately designed.	
(e) And Prior to any ground-disturbing activities on either Lagoon Valley Regional Park or the proposed utility corridor north of I-80, or any other off-site utility corridor, the Applicant shall conduct a Phase I ESA for each of these sites and follow the recommendation(s) within each Phase I ESA, as well as Mitigation Measures 4.13-3(b) through (d).	Prior to construction.	Project Applicant	CDD	Verify that a Phase 1 ESA is prepared and each site recommendations are implemented.	
4.14 Cultural Resources					
4.14-1 If CA-SOL-270 or CA-SOL-324 cannot be avoided by altering the proposed sewer and other utility alignments, the trench for the selected alignment shall be pre-excavated with a backhoe under the direction of a qualified archaeologist to identify residential features, human graves, and other intact cultural deposits. Prior to any excavation, the qualified archaeologist shall prepare a research design conforming to the requirements of section 15126.4(b)(3)(C) of the CEQA Guidelines.  If human burials or cultural features are encountered during pre-excavation, trenching shall stop, and the burial or feature should be excavated in a controlled manner and thoroughly recorded consistent with current archaeological standards. Non-feature site deposits shall also be sampled through the hand excavation of columns retrieved from trench sidewalls and/or from control units	During project construction.	Project Applicant	CDD	Verify that a qualified archeologist would be available and provide evidence of compliance.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>placed in the trench bottom. All hand-excavated sediments and soils shall be processed through 1/8-in mesh screen, with a minimum of 10 cubic meters of site deposit sampled in this manner. Flotation samples excavated from trench sidewalls shall also be obtained to recover fine-grained faunal and floral remains. The location of the utility trenches and any features or burials encountered during excavation shall be mapped using GPS technology. Trench side walls shall be thoroughly examined and recorded by a qualified geoarchaeologist and a site map shall be prepared. All recovered materials shall be analyzed, including radiocarbon and obsidian hydration dating, and a thorough research report prepared documenting the results of the investigation. This report shall, at a minimum, follow guidelines set forth in Archaeological Resource Management Reports Recommended Content and Format (Office of Historic Preservation [OHP], 1990).</p> <p>During construction, all ground-disturbing activities within sites CA-SOL-30/H, CA-SOL-270, CA-SOL-324 or other archaeologically sensitive zones (e.g., Peña family adobes) shall be monitored by a qualified archaeologist (listed on the Registry of Professional Archaeologists [ROPA]).</p>					
<p>(d) Should an intact deposit or feature be uncovered during monitoring at CA-SOL-30/H, CA-SOL-270, CA-SOL-324 or in archaeologically sensitive zones, work in the immediate vicinity shall stop and the find assessed as to its legal significance by a qualified archaeologist. Any significant historical features or other deposits shall be hand excavated and sampled using accepted archaeological standards. Any foundation remnants shall be mapped, photo documented, and recorded prior to removal. The location of all finds shall be recorded on project plans and documented using GPS technology.</p>					
<p>4.14-2 (a) Prior to construction, a qualified archaeologist shall implement a testing program to determine whether significant deposits associated with CA-SOL-43 lie within the proposed utilities alignment. Prior to any excavation,</p>	Prior to project construction.	Project Applicant/ Archaeologist	CDD	Verify that testing program has been completed and research design procedures	

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LOWER LAGOON VALLEY POLICY PLAN IMPLEMENTATION PROJECT MITIGATION MONITORING PLAN					
Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>the archaeologist shall prepare a research design conforming to the requirements of Section 15126.4(b)(3)(C) of the CEQA Guidelines. The research design shall include procedures for finds that are determined not to be significant, as well as finds that are potentially significant.</p> <p>(b) A qualified archaeologist shall hand-excavate surface transect units between the recorded site boundary and the utility corridor to determine if intact cultural deposits associates with CA-SOL-43 are present. If such deposits exist in the proposed corridor, a 1-x-2-m control unit shall be excavated under the direction of a qualified archaeologist and the material evaluated to determine if the deposit represents a significant resource under CEQA.</p> <p>(c) If the site deposit does not appear significant, no further management is required.</p> <p>(d) If a significant deposit is encountered, the project applicant shall, in consultation with the lead agency, evaluate alternative alignments for the proposed utilities to avoid the deposits associated with CA-SOL-43.</p>	<p>Prior to project construction.</p> <p>During project construction.</p>	<p>Project Applicant/ Archaeologist</p> <p>Project Applicant</p>	<p>CDD</p> <p>CDD</p>	<p>implemented.</p> <p>Provide report of findings. Verify through a site visit.</p> <p>Verify alternative alignment presented.</p>	
<p>(e) If the utilities alignment cannot feasibly be moved, data recovery excavations shall be conducted under the direction of a qualified archaeologist immediately following conclusion of the test excavation. This work shall include the excavation of additional 1-x-2-m control units (up to 6 cubic meters) and collection of column samples for flotation processing to recover plant macrofossils and small faunal remains. The site shall be mapped, unit profiles described, and the location of all control units recorded using GPS technology. All materials recovered during the test and data recovery excavations shall be analyzed and a research report prepared following guidelines set forth in Archaeological Resource Management Reports: Recommended Content and Format (OHP 1990).</p>	<p>Prior to and during project construction.</p>	<p>Project Applicant/ Archaeologist</p>	<p>CDD</p>	<p>Verify an Archaeological Resource Management Report is prepared and submitted.</p>	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
(c) To expedite the review process after fieldwork is completed, the qualified archaeologist shall prepare a brief management summary report for the City and the applicant that describes and assesses the significance of the discovered resource, including a discussion of the methods and criteria used to determine significance. If the resource is deemed eligible for inclusion in the CRHP, the report shall detail avoidance and/or treatment recommendations.	During project construction.	Project Applicant/ Archaeologist	CDD	Verify submittal of a Management Summary Report.	
(d) A comprehensive research report, detailing the results of any archaeological evaluation and/or data recovery treatment activities associated with the unanticipated discovery, shall be prepared by the qualified archaeologist, and submitted to the City and the applicant no later than 360 days after the completion of any field studies associated with this effort. The comprehensive research report shall follow guidelines set forth in Archaeological Resource Management Reports: Recommended Content and Form at (OHP, 1990).	Prior to issuance of grading permits for project; During project construction; Following completion of construction activities.	Project Applicant/ Archaeologist	CDD	Verify contract in effect for research/reporting activities, subject to City approval; Conduct on-site research/investigation; Verify submittal of a comprehensive research report.	
4.14-4 (a) Prior to utility trenching adjacent to the Peña Adobe, an engineering analysis on the adobe shall be made by an engineer qualified in acoustic/vibration analysis to determine the level (if any) of vibrational effects that could occur during construction. If such effects could occur and could result in damage, appropriate equipment selection and construction methods shall be specified in construction contracts to avoid the potential for damage.	Prior to utility work adjacent to the Peña Adobe.	Project Applicant	CDD	Verify submittal of engineering analysis.	
(b) A monitoring program shall be developed and implemented during construction under the direction of a qualified professional to monitor vibration levels and to evaluate the effectiveness of controls. In the event of adverse effects, work shall stop immediately and corrective action taken.	Prior to construction.	Project Applicant	CDD	Verify submittal of a monitoring program to ensure construction activities will not damage the Peña Adobe.	
4.14-5 (a) In the event that human skeletal remains or material thought to be human remains are encountered during project construction, work shall be halted in the general	During project construction.	Project Applicant	CDD	Work shall stop if any human remains are unearthed and the City	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>vicinity of the finds and the City and the applicant immediately notified. If possible, all finds will be preserved in place and protective measures implemented to safeguard the remains from further disturbance or vandalism. Following protection of the finds, the following steps will be implemented:</p> <p>The City and the applicant shall immediately retain a qualified cultural resources specialist to assess the remains and determine whether they are human. If the find is determined to be non-human and nonarchaeological, then no further consideration is necessary and construction may resume. If the find is determined to be non-human, but archaeological, then the procedures described in Mitigation Measure 4.14-2 (a) through (e) shall be followed.</p>				notified.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>(b) If the find is determined to be human, the Solano County Coroner and representatives of the City of Vacaville and the applicant shall be simultaneously notified. The cultural resources specialist or physical anthropologist shall work with the Coroner to determine whether the remains are prehistoric Native American or are of more recent origin. If the remains are found to be of recent origin, then the discovery becomes a police issue. If the remains are determined to be Native American, the following shall be implemented:</p> <p>i. The NAHC shall be notified by the Coroner within 24 hours of identification. Although it is the Coroner's responsibility to notify the NAHC, a representative of the City shall also contact the NAHC and verify that the notification was made. The NAHC shall immediately notify the person it believes to be the Most Likely Descendant (MLD) for purposes of consultation.</p> <p>ii. Following notification, City shall consult with the selected MLD and provide the opportunity within 24 hours for the MLD to visit the site of discovery, provided permission from the legal landowner can be obtained. The City shall work with the MLD to arrive at a satisfactory plan for treatment and final disposition of the remains. The preferred resolution shall be to preserve the remains in place and to avoid further project-related impacts. If preservation in-place is not a viable option, in consultation with the MLD, the City shall develop an appropriate plan for the recovery and documentation of the remains and any associated grave goods. This plan shall be implemented along with an Unanticipated Historic Properties evaluation to determine the CRHR significance of the discovery and any associated archaeological deposit.</p>	During project construction.	Project Applicant	CDD	Verify that City and applicant are notified if the remains are determined to be human.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>iii. It is the policy of the State of California that any Native American remains and/or grave goods not immediately reburied will be repatriated. Final disposition of the remains, however, may include re-interment or placement within a state approved curation facility if requested by the MLD.</p> <p>iv. If a satisfactory agreement for the final disposition of the remains cannot be reached, either of the parties may request mediation by the NAHC. In the event that mediation fails, with appropriate dignity, the landowner or their representative must re-inter the remains and any associated items on the property in a location not subject to further disturbance.</p>					
<p>4.14-6 (a) The project applicant shall retain a qualified paleontologist to prepare a paleontological resources impact mitigation plan. The plan shall include, but not be limited to, the following elements and requirements:</p> <ul style="list-style-type: none"> <li>▪ Resource identification training procedures for construction personnel; and</li> <li>▪ Procedures for reporting discoveries and their geologic context.</li> </ul> <p>(b) If subsurface paleontological resources are encountered, excavation shall halt in the vicinity of the resources and a qualified paleontologist shall evaluate the resource and its stratigraphic context. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.</p>	Prior to project construction.	Project Applicant/ Paleontologist	CDD	Verify submittal of a Paleontological Resources Impact Mitigation Plan.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<ul style="list-style-type: none"> <li>▪ During monitoring, if potentially significant paleontological resources are found, “standard” samples shall be collected and processed by a qualified paleontologist to recover micro vertebrate fossils.</li> <li>▪ If significant fossils are found and collected during the Project, they shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of material collected and identified shall be provided to the museum repository with the specimens.</li> <li>▪ Significant fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.</li> <li>▪ A report documenting the results of the monitoring and salvage activities, and the significance of the fossils, if any, shall be prepared. The report and inventory, when submitted to the lead agency, signifies the completion of the program to mitigate impacts to paleontological resources.</li> <li>▪ As necessary, the qualified vertebrate paleontologist shall revise the paleontological resources impact mitigation program for the remaining excavation.</li> </ul>					

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<b>4.15 Biological Resources</b>					
<p>4.15-1 (a) All wetlands and waters of the U.S. in the Policy Plan Area shall be avoided to the extent feasible. Avoidance shall be accomplished through the following steps:</p> <p>(i) Wetlands and drainages within the Policy Plan Area, including the off-site infrastructure improvements area, but outside the development area shall be identified prior to submittal of final project designs to the City. A jurisdictional wetland delineation shall be submitted to the Corps and verified prior to the commencement of construction (a wetland delineation has already been submitted to the Corps for the development area, but it has not yet been verified).</p>	<p>Project applicant will be responsible for preparing a Wetland Delineation and ensuring it is verified prior to construction. The project applicant will also prepare a Wetland Mitigation Program to be submitted to the U.S. Army Corps of Engineers, DFG, Regional Water Quality Control Board and the City. All necessary permit will be obtained prior to construction.</p>	<p>Project Applicant</p>	<p>CDD</p>	<p>Verify wetland delineation completed and verified as well as all necessary permits. Submittal and approval of Wetland Mitigation Program.</p>	
<p>(ii) The project applicant shall design the final project to retain the maximum amount of existing wetlands and establish minimum 25 to 50 foot buffers around all sides of these features. In addition, the final project design shall not cause significant changes to the pre-project hydrology, water quality or water quantity in any wetland that is to be retained on site. This shall be accomplished by avoiding or repairing any disturbance to the hydrologic conditions supporting these wetlands, as verified through wetland protection plans.</p> <p>(b) Where avoidance of existing wetlands and drainages is not feasible, then mitigation measures shall be implemented for the project related loss of any existing wetlands on site, such that there is no-net loss of wetland acreage or habitat value. Wetland habitat acreage can be greater than the acreage of wetlands that fall under the jurisdiction of the Corps.</p>					

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>Wetland mitigation shall be developed as a part of the Section 404 CWA permitting process. Mitigation is to be provided prior to construction related impacts on the existing wetlands. The exact mitigation ratio is variable, based on the type and value of the wetlands affected by the project, but will be a minimum of 1:1 for preservation and 1:1 for construction of new wetlands. In addition, a wetland mitigation and monitoring plan shall be developed that includes the following:</p> <ul style="list-style-type: none"> <li>▪ Descriptions of the wetland types, and their expected functions and values;</li> <li>▪ Performance standards and monitoring protocol to ensure the success of the mitigation wetlands over a period of five to ten years;</li> <li>▪ Engineering plans showing the location, size and configuration of wetlands to be created or restored;</li> <li>▪ An implementation schedule showing that construction of mitigation areas will commence prior to or concurrently with the initiation of construction; and</li> <li>▪ A description of legal protection measures for the preserved wetlands (i.e., dedication of fee title, conservation easement, and/or an endowment held by an approved conservation organization, government agency or mitigation bank).</li> </ul>					
<p>(c) The project applicant or their agent shall acquire all appropriate wetland permits prior to construction of the project. These permits include a Section 404 Wetlands Fill Permit from the U.S. Army Corp of Engineers, a Section 401 Water Quality Certification from the Regional Water Quality Control Board, and A Section 1601 Streambed Alteration Agreement from the California Department of Fish and Game.</p>	Prior to issuance of grading permits.	Project Applicant/ CDD	CDD	Verify submittal of approved permits/plans prior to issuance of grading permits.	
<p>(d) The permits required above shall be obtained prior to the issuance of grading permits by the City.</p>					

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.15-2					
(a) Prior to development or construction activities in the park, open space, or utility corridors, the project applicant shall conduct a survey of all grasslands affected by construction within the Policy Plan boundaries to determine if suitable habitat for vernal pool crustaceans is present. If no suitable habitat for these species is present, then no further mitigation would be required.	Prior to project construction in the park, open space or utility corridors.	Project Applicant	CDD	Verify submittal of a grasslands report.	
(b) The project applicant may assume presence of listed vernal pool crustaceans and fully mitigate for any project related effects to that habitat, or they may have a qualified biologist survey the potential habitat following USFWS protocol to determine presence or absence of these species. If, through the surveys, it is determined that vernal pool crustaceans do not occupy the habitat, then no further mitigation would be required.	Prior to project construction.	Project Applicant	CDD/USFWS	Verify approval of construction plans and site inspections during project construction.	
(c) If it is either determined that vernal pool crustaceans occupy the habitat, or presence is assumed, then to the extent feasible, buffer areas shall be established such that any proposed development shall be at least 250 feet from the vernal pool crustacean habitat. Such areas shall be flagged, and encircled with an exclusionary fence. These areas shall be preserved in a conservation easement or other acceptable agreement with a USFWS approved agency (e.g., CDFG or a conservation organization such as the Solano Land Trust). Any such agreements shall be conducted in coordination with the USFWS.	Prior to project construction	Project Applicant	CDD/USFWS	Verify that any conservation easements is obtained, if necessary.	
(d) If impacts on vernal pool crustaceans or their habitat are unavoidable, then formal consultation with the USFWS pursuant to Section 7 of FESA would be required. Specific mitigation measures would be developed as a part of the Section 7 Consultation, but may be accomplished through either onsite preservation and creation of vernal pool crustacean habitat, or payment into an off-site mitigation bank.	Prior to project construction.	Project Applicant	CDD/USFWS	Verify that formal consultation with USFWS has occurred.	

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LOWER LAGOON VALLEY POLICY PLAN IMPLEMENTATION PROJECT MITIGATION MONITORING PLAN					
Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.15-3 (a) Project related disturbance to any active nest shall be avoided during the nesting season (March 1 through August 15). The project applicant shall retain a qualified biologist to conduct a pre-construction survey for nesting Swainson's hawk and other raptors within 0.5 mile of the development area. Surveys shall be conducted no more than 30 days prior to the commencement of construction related activities within the breeding season. If construction activities are to begin and end outside the breeding season for this species, then the pre-construction surveys shall not be required. If active Swainson's hawk or other raptor nests are discovered during the survey, then the project applicant shall consult with the City and CDFG, to develop appropriate avoidance and protection measures for the identified nest, including appropriate setbacks during the nesting season.	Prior to project construction.	Project Applicant	CDD/DFG	Verify completion of surveys.	
(b) In addition to the preconstruction surveys, routine monitoring of any known active nest sites within 0.5 miles of the development area shall be conducted by a qualified biologist throughout the nesting season, or until construction activities have ceased. The purpose of this monitoring is to document nesting activity and any signs of disturbance. The biologist shall submit to the City and CDFG a report of the findings that includes a summary of observations, nesting success and any protective measures that were implemented. If any known or suspected disturbance to nesting raptors is observed, then the biologist shall report the observation to the City/CDFG immediately and the parties shall take appropriate remedial steps, including temporary cessation of construction activities in the areas surrounding the nest. In addition, the project applicant shall have a qualified biologist conduct an environmental awareness training program for all construction personnel to inform them of their responsibilities regarding the protection of sensitive biological resources, including Swainson's	Monitoring activities to take place during project construction with .5 miles of the project site between the nesting season or until construction activities have ended.	Project Applicant	CDD/DFG	Site inspection and submittal of Findings prepared by the biologist.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
hawk.					
(c.1) To address potential losses of Swainson's hawk foraging habitat, prior to the first residential building permit within the project, the project applicant shall pay to the city a mitigation fee to fund the acquisition of a conservation easement or easements covering lands suitable for foraging by Swainson's hawk.	Prior to building permit.	Project Applicant	CDD	Verify payment of required fees.	
(c.2) Based upon the distance of the project site from known active Swainson's hawk nests, and the amount of open space already preserved around the project site, the amount of this fee shall be sufficient to fund the acquisition of easements covering mitigation lands at a ratio of approximately 0.5 acre for every acre of suitable foraging area within the planning area converted to other uses, together with an appropriate endowment for monitoring purposes, subject to consultation as described in Mitigation Measure 4.15-3(c.3).					
(c.3) The precise amount and location of mitigation lands shall be determined in consultation between the project applicant, the City and the department of fish and game. If mitigation lands (or a conservation easement covering the same) have not been acquired by the time of the first building permit, the city shall hold the project applicant's contribution in a separate, interest-bearing account until such time as the appropriate lands are identified through the consultation with CDFG and City and acquired by the City or preserved through other methods such as a suitable mitigation bank.	Prior to building permit.	Project Applicant	CDD/DFG	Verify amount and location of mitigation lands to be purchased by applicant.	
(c.4) In the alternative, these amounts may be paid by the City into the Solano County HCP effort if and when it becomes approved.					

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>4.15-4</p> <p>(a) The project applicant shall hire a qualified biologist to conduct both nesting and wintering season surveys for burrowing owl to determine if the site is used by this species. The timing and methodology for the surveys are based on the CDFG/Burrowing Owl Consortium Survey Guidelines and are detailed below. CDFG may require that these surveys be repeated annually if project construction is expected to span over two or more years.</p> <p>Winter Season (December 1 through January 31)</p> <p>Four site visits on separate days, 2 hours before to 1 hour after sunset or 1 hour before to 2 hours after sunrise.</p> <p>Nesting Season (February 1 to August 31)</p> <p>Four site visits on separate days, 2 hours before to 1 hour after sunset or 1 hour before to 2 hours after sunrise. At least two of the surveys shall be conducted during the peak nesting season between April 15 and July 15.</p> <p>(b) In addition to the wintering and nesting season surveys, pre-construction surveys shall be conducted by an experienced biologist within 30-days prior to the start of work activities where land conversions are planned in known or suitable habitat areas. If construction activities are delayed for more than 30 days after the preconstruction surveys, then a new preconstruction survey will be required. All surveys shall be conducted in accordance with the CDFG/Burrowing Owl Consortium survey protocols (Burrowing Owl Consortium, 1993).</p> <p>(c) If burrowing owls are discovered in the Policy Plan area, the project applicant shall notify the City and CDFG. A qualified biologist shall implement a routine monitoring program and establish a fenced exclusion zone around each occupied burrow. No construction activities shall be allowed within the exclusion zone until such time that the</p>	<p>Conduct surveys during the winter season (12/1 – 1/31) and nesting season (2/1 – 8/31).</p>	<p>Project Applicant</p>	<p>CDD</p>	<p>Verify submittal of Survey Findings.</p>	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>burrows are determined to be unoccupied. The buffer zones shall be a minimum of 150 feet from an occupied burrow during the non-breeding season (September 1 through January 31), and a minimum of 250 feet from an occupied burrow during the breeding season (February 1 through August 31).</p> <p>(d) The project applicant shall provide appropriate mitigation for project related effects on burrowing owl in consultation with CDFG. Mitigation can be conducted either onsite, or at an off-site location that is approved by the CDFG. Preference is for onsite within open space areas, if possible.</p> <p>(e) The CDFG shall be consulted regarding the implementation of avoidance or passive relocation methods. All activities that will result in a disturbance to burrows shall be approved by CDFG prior to implementation.</p>					

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**LOWER LAGOON VALLEY POLICY PLAN IMPLEMENTATION PROJECT  
MITIGATION MONITORING PLAN**

Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>4.15-5 (a) Prior to the approval of the Proposed Project, the project proponents shall conduct a project-specific survey for potential VELB habitat (elderberry shrubs). (b) Any ground disturbing activities within 30 m of elderberry plants containing stems measuring 1.0 inch or greater in diameter at ground level shall conform to the following minimum avoidance measures: 1) Applicants shall provide a minimum setback of at least 6 m from the drip line of each elderberry plant containing stems measuring 1.0 inch or greater in diameter at ground level. The setbacks shall be fenced and flagged to identify equipment and materials encroachment into the setback zone. Fire fuel breaks (disked land) may not be included within the 6 m set back. Where encroachment within the 20 m setback zone is unavoidable, the applicant shall provide compensatory mitigation at a 50 percent ratio of the standard requirements identified in Table 4.15-3.</p>	<p>Prior to project approval and construction.</p>	<p>Project Applicant</p>	<p>CDD</p>	<p>Verify submittal of the findings from the VELB Survey.</p>	
<b>Elderberry Mitigation Ratios</b>					
<b>Location/ Stem Size*</b>	<b>Exit Holes**</b>	<b>Elderberry Seedling Ratio September 1 to February 14***</b>	<b>Elderberry Seedling Ratio March 15 to February 15 (2 x normal ratio)</b>	<b>Elderberry Seedling Ratio June 15 to August 31 (2.5 x normal ratio)</b>	<b>Associate d Native Plant Ratio</b>
Stems ≥ 1" & < 3"	No	2:1	4:1	5:1	1:1
	Yes	4:1	8:1	10:1	2:1
Stems ≥ 3" & < 5"	No	3:1	6:1	8:1	1:1
	Yes	6:1	12:1	15:1	2:1
Stems ≥ 5"	No	4:1	8:1	10:1	1:1
	Yes	8:1	16:1	20:1	2:1
<p>* Ratios are shown for elderberry occurring in existing or historic riparian situations. Ratios for elderberry in non-riparian situations are 50 percent of the standard ratio. ** The presence of exit holes in a stem, bush, or contiguous clump applies to the entire site *** No removal of elderberry is allowed between March 15 and June 15, except in cases of isolated bushes greater than 0.5 mile removed from other suitable valley elderberry longhorn beetle habitat and there is no sign of use (exit holes).</p>					

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LOWER LAGOON VALLEY POLICY PLAN IMPLEMENTATION PROJECT MITIGATION MONITORING PLAN					
Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
<p>2) Construction contractors will be briefed on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.</p> <p>3) Work crews will be instructed about the status of the beetle and the need to protect its elderberry host plant.</p> <p>4) No insecticides, herbicides, fertilizers, or other chemicals that might harm the beetle or its host plant will be used in the buffer areas, or within 30 m of any elderberry plant with one or more stems measuring 1.0 inch or greater in diameter at ground level.</p> <p>5) Mowing of grasses/ground cover will only occur from July through April to reduce fire hazard. No mowing should occur within 1.5 m of elderberry plant stems. Mowing must be done in a manner that avoids damaging plants (e.g., avoid stripping away bark through careless use of mowing/trimming equipment).</p> <p>6) Trimming of elderberry stems less than 1 inch in diameter may occur between September 1 and March 14. The recommended period for trimming is between November through the first two weeks in February when the plants are dormant and after they have lost their leaves.</p> <p>(c) In cases where removal of elderberry shrubs or their stems measuring 1-inch or greater (removal or trimming) is unavoidable, these impacts shall be compensated for through mitigation. Mitigation shall include salvaging and planting the effected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants according to the ratios specified in the following table. Mitigation planting shall occur, to the maximum extent practicable, in areas adjacent to the impact area and/or located to fill in existing gaps in riparian corridors.</p>	During project construction.	Project Applicant	CDD	Verify appropriate mitigation has been implemented.	

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<p>4.15-6</p> <p>(a) Implement Mitigation Measure 4.15-1(a).</p> <p>(b) If disturbance would occur within a perennial stream or other water body, a qualified biologist shall be retained to monitor the presence of western pond turtle in the active construction area. If individual western pond turtles are observed that may be in harms way, then construction activities shall cease until the biologist can move the turtle to a safe location.</p> <p>(c) Buffer zones shall be established along areas of potential habitat for western pond turtle (i.e., perennial drainages) at a minimum of 50 feet from the top of stable bank pursuant to guidance contained in the City's General Plan and wetland mitigation guidelines. Mitigation measures that have been proposed for addressing effects to wetlands, drainages and riparian corridors will concurrently facilitate the avoidance and/or minimization of effects on western pond turtle.</p>	<p>See Mitigation Measure 4.15-1(a)</p> <p>During project construction.</p>	<p>Project Applicant</p>	<p>CDD/DFG</p>	<p>Verify that a qualified biologist has been retained by the Applicant if there would be any disturbance to a perennial stream course.</p>	
<p>4.15-7</p> <p>(a) The project applicant shall retain a qualified biologist to conduct focused preconstruction surveys within the project site and off-site areas proposed for infrastructure development for special status plant species that could potentially occur in the Policy Plan area during the appropriate time of year (March through May). If none of these species are located during the surveys, no further mitigation would be required.</p> <p>(b) If any special-status plants are found to be present in the Policy Plan area, those plants shall be avoided to the greatest extent feasible. Habitats that support special-status plants that can be avoided shall be flagged and encircled with orange construction fencing to protect them from disturbance during construction of the project. These areas shall be preserved in perpetuity through conservation easements with an appropriate agency, and shall have appropriate buffer zones between their boundaries and areas of development. These buffers shall be a minimum of 250 feet if development is down</p>	<p>Prior to project construction.</p> <p>Prior to project construction</p>	<p>Project Applicant</p> <p>Project Applicant</p>	<p>CDD/DFG</p> <p>CDD/DFG</p>	<p>Verify submittal of special-status plant surveys.</p> <p>Verify avoidance of special-status plants through site visits.</p>	

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slope of the special-status plant population and 500 feet if development is upslope of the plant population.					
<p>(c) If the special-status plant population cannot be avoided, then the project applicant shall provide mitigation for the loss of the population in consultation with either CDFG or USFWS as appropriate. Mitigation could be accomplished through the acquisition of off-site habitat that supports the affected species, or through purchase of mitigation credits at an established mitigation bank that has appropriate habitat for the species. Selection of mitigation sites shall be conducted in consultation with the City, CDFG, CNPS and/or USFWS. Selection of the mitigation site will be subject to the approval of the above agencies. The ratio for off-site mitigation shall be at 2:1 for each acre affected.</p> <p>As a part of either off-site mitigation option, the project applicant shall retain a qualified biologist to collect seed directly from the plants (during the appropriate season), or from the soil containing the seed bank and transplanting of existing plants. Additionally, a Rare Plant Mitigation and Monitoring Plan shall be developed. If mitigation is to occur at an established mitigation bank, seed collection, transplanting and development of the Mitigation and Monitoring Plan typically becomes the responsibility of the mitigation bank as a part of the agreement that the project applicant enters into with the mitigation bank.</p>	Prior to project construction.	Project Applicant	CDD/DFG	Verify mitigation for loss of special-status plant populations through site visits.	
4.15-9					
<p>(a) The project shall be designed to avoid disturbance to riparian habitat and the drainages that support the habitat. CDFG guidelines call for minimum 100 foot buffers from edge of riparian vegetation, however, smaller buffers can be allowed on a case by case basis.</p> <p>(b) If disturbance to riparian vegetation is unavoidable, the project applicant shall retain a qualified habitat restoration specialist to develop and implement a Riparian Habitat</p>	Prior to final map approval.	Project Applicant	CDD/DFG	Verify project plans have been designed to meet DFG Guidelines.	
	Prior to construction.	Project Applicant	CDD/DFG	Verify submittal of a Riparian Habitat Mitigation Plan.	

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Mitigation Plan. The goal of the plan is to offset the loss of existing riparian vegetation by establishing replacement riparian vegetation at a ratio of at least 1:1. This compensatory habitat is intended to replace wildlife habitat and hydrologic values either onsite or at an off-site location as approved by the agencies. The details of the Riparian Habitat Mitigation Plan shall be the result of negotiations with the City and the CDFG, but will likely include planting of oaks, walnut, willows and cottonwoods as well as a number of understory species common to the region. It may also include measures to reconfigure channelized drainages such that they have a more naturally meandering pattern. Monitoring of the mitigation habitat shall be conducted by a qualified biologist twice a year for at least five years. A draft of the plan shall be submitted to the Corps, CDFG, RWQCB and the City for review and approval prior to implementation.					
4.15-10					
(a) Prior to construction, the applicant shall retain a qualified biologist to conduct a nesting survey for loggerhead shrike and protected raptors throughout the development area. If necessary, this survey will be repeated during the construction period. Locations of any active nests shall be mapped and reported to CDFG and the City.	Prior to project construction.	Project Applicant	CDD/DFG	Verify submittal of a survey for loggerhead shrike.	
(b) The project applicant shall develop, in consultation with CDFG, appropriate protection measures to ensure that all identified active nests are protected. These measures shall include monitoring by a qualified biologist through the nesting season or until construction ends (whichever comes first). Additionally, protective measures may include establishment of clearly marked avoidance areas around active nests, prevention of removal of shrubs/trees containing nests during the nesting season.	Prior to project construction.	Project Applicant/DFG	CDD/DFG	Verify submittal of protection measures.	
(c) The project applicant shall retain a qualified biologist to conduct an environmental awareness training session for all construction personnel to inform them of their responsibilities regarding the protection of sensitive	Prior to project construction.	Project Applicant	CDD	Verify that an environmental awareness training session has been conducted for all construction personnel.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
resources. This training program shall include specific information to enable them to avoid disturbance to loggerhead shrike and protected raptors.					
<b>5.1 Cumulative Impacts</b>					
5.1-4 Implement Mitigation Measures 4.4-3(a) through 4.4-3(c).	See Mitigation Measure 4.4-3				
5.1-5 (a) Construct the new intersection at North Texas Street and Manuel Campos Parkway with an additional northbound right-turn lane, two westbound left-turn lanes and a shared left-through lane, and one eastbound shared through-right-turn lane and one exclusive right-turn lane. Signalize the intersection. (Project to pay City of Vacaville fair share traffic impact fee.)	City to establish fair-share traffic impact fee mechanism prior to final map approval.	Project Applicant	PWD/CDD	Verify implementation of mitigation measure and collection of fair-share fees prior to issuance of building permit.	
(b) Construct the California Drive overcrossing over I-80, connecting Marshall Road with Cherry Glen Road, as called for in the Vacaville General Plan. (Project to pay City of Vacaville fair share traffic impact fee.)	Establish fair-share traffic impact fee mechanism prior to final map approval.	Project Applicant	PWD/CDD	Verify implementation of mitigation measure and collection of fair-share fees prior to issuance of building permit.	
5.1-6 Widen eastbound I-80 between the Alamo Drive overcrossing and the Cherry Glen / Peña Adobe Road overcrossing by 12 feet, by adding an auxiliary lane in the existing shoulder area and relocating the shoulder into the adjacent right-of-way. Construct a retaining wall as part of relocating the shoulder. (Project to pay City of Vacaville fair share traffic impact fee.)	Establish fair-share traffic impact fee mechanism, prior to final map approval.	Project Applicant	PWD/CDD	Verify implementation of mitigation measure and collection of fair share fees prior to issuing building permit.	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
5.1-7 (a) Implement Mitigation Measure 5.1-6 to add an eastbound lane to I-80 between the Cherry Glen / Peña Adobe overcrossing and the Alamo Drive overcrossing, and, in addition, widen the Alamo Drive / Merchant Street eastbound off-ramp by 12 feet to two lanes and add a new lane at the ramp intersection with Alamo Drive and Merchant Street to accommodate the new ramp lane. (Project to pay City of Vacaville fair share traffic impact fee.)	See Mitigation Measure 5.1-6.				
(b) Implement Mitigation Measure 4.5-3(b) to widen the I-80 freeway to add a westbound lane between Alamo Drive and North Cherry Glen Road, and construct a retaining wall adjacent to the freeway. In addition, widen the westbound on-ramp at Alamo Drive/Merchant Street to two traffic lanes. (Project to pay City of Vacaville fair share traffic impact fee.)	See Mitigation Measure 4.5-3(b).				
5.1-8 Implement Mitigation Measure 5.1-6 to add an eastbound lane on I-80 between Alamo Drive and Cherry Glen/Peña Adobe Road. (Project to pay City of Vacaville fair share traffic impact fee.)	See Mitigation Measure 5.1-6.				
5.1-21 Implement Mitigation Measures 4.11-1(a) through 4.11-1(c).	See Mitigation Measure 4.11-1.				
5.1-22 Implement Mitigation Measures 4.11-3(a) through 4.11-3(f).	See Mitigation Measure 4.11-3.				
5.1-23 Implement Mitigation Measure 4.12-1(a) and (b).	See Mitigation Measure 4.12-1.				
5.1-28 Implement Mitigation Measures 4.14-1, 4.14-2, 4.14-4, 4.14-6.	See Mitigation Measures 4.14-1, 4.14-2, 4.14-4, 4.14-6.				

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