Lippi Ranch Subdivision Project

SCH# 2023030579

Final Environmental Impact Report

Prepared for
City of Galt

October 2023

Prepared by

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20 years
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Lippi Ranch Subdivision Project
Final Environmental Impact Report

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Lead Agency

City of Galt
Community Development Department
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1. Introduction and List of Commenters

1. INTRODUCTION AND LIST OF COMMENTERS

1.1 INTRODUCTION

This Final Environmental Impact Report (EIR) contains comments received during the public review period of the Lippi Ranch Subdivision Project (proposed project) Draft EIR. This document has been prepared by the City of Galt, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Section 15132. The Introduction and List of Commenters chapter of the Final EIR discusses the background of the Draft EIR and purpose of the Final EIR, and provides an overview of the organization of the Final EIR.

1.2 BACKGROUND

The Draft EIR identifies the proposed project's potential impacts and the mitigation measures that would be required to be implemented. The Lippi Ranch Subdivision Project Draft EIR includes a Cultural and Historic Resources chapter. The remaining environmental issue areas identified by Appendix G of the CEQA Guidelines are addressed in the Initial Study prepared for the proposed project, which is included as Appendix A of the Lippi Ranch Subdivision Project Draft EIR.

In accordance with CEQA, the City of Galt used the following methods to solicit public input on the Draft EIR:

- A Notice of Preparation (NOP) for the Draft EIR was released for a 30-day public review period from March 22, 2023 to April 20, 2023. The NOP comment letters are included as Appendix B to the Draft EIR.
- A public scoping meeting was held on April 13, 2023 to solicit comments regarding the scope of the Draft EIR.
- On August 24, 2023, the Draft EIR was submitted to the State Clearinghouse for distribution to State agencies for a 45-day public review period from August 24, 2023 to October 9, 2023.
- On August 24, 2023, a Notice of Availability (NOA) and the Draft EIR was posted to the City's website and the Sacramento County Clerk's Office (600 8th Street, Sacramento, CA 95814), and mailed to local agencies and interested members of the public.
- The Draft EIR was made available for review on the City's website at: https://www.cityofgalt.org/government/community-development/planning/development-projects-environmental-documents.
- A public meeting was held before the Planning Commission on September 14, 2023 to solicit public comments regarding the Draft EIR.

All public comments received on the Draft EIR are listed in this chapter, and written responses to comments are included in Chapter 2, Response to Comments, as discussed in more detail in Section 1.4 of this chapter.

1.3 PURPOSE OF THE FINAL EIR

Pursuant to CEQA Guidelines Section 15132, this Final EIR consists of the following:

1. A list of persons, organizations, and public agencies commenting on the Draft EIR (included as Section 1.4 of this chapter);
2. Comments received on the Draft EIR (Chapter 2 of this Final EIR);
3. Responses to all comments received on the Draft EIR (Chapter 2 of this Final EIR);
4. A Mitigation Monitoring and Reporting Program (Chapter 3 of this Final EIR); and
5. Any other information added by the Lead Agency.

Comments received on the Draft EIR did not necessitate changes to the Draft EIR; thus, a Revisions to the Draft EIR Text Chapter is not required for this Final EIR.

1.4 LIST OF COMMENTERS

The City of Galt received one comment letter during the public comment period on the Draft EIR for the proposed project. The comment letter was authored by the following agency. Verbal comments were not received at the public meeting held before the Planning Commission.

Agencies

Letter 1 ..... California Department of Transportation

1.5 CERTIFICATION OF THE FINAL EIR

State law requires that the City make several types of CEQA "findings" at the time of final action on the project. Findings describe the conclusions reached regarding particular issues, including specific evidence in support of those conclusions. The Final EIR typically provides much of the substantial evidence to support these findings. The required findings for the project are as follows:

- Certification of the Final EIR (CEQA Guidelines Section 15090) – These findings support the adequacy of the Final EIR for decision-making purposes. The Lead Agency must make the following three determinations in certifying a Final EIR:

    1. The Final EIR has been completed in compliance with CEQA.
    2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
    3. The Final EIR reflects the Lead Agency's independent judgment and analysis.

- Findings Regarding Significant Impacts and Project Alternatives (CEQA Guidelines Section 15091) – These findings explain how the City chose to address each identified significant impact, including the mitigation measures adopted or an explanation of why such measures are infeasible. A discussion of the feasibility of project alternatives is also required by this section (see also CEQA Guidelines Section 15126.6[f]).

Pursuant to CEQA Guidelines, Section 15093(b), when a Lead Agency approves a project that would result in significant unavoidable impacts, the agency must state in writing the reasons supporting the action (Statement of Overriding Considerations). The Statement of Overriding Considerations shall be supported by substantial evidence. The Lippi Ranch Subdivision Project would result in significant and unavoidable impacts related to cultural and historic resources; thus,

a Statement of Overriding Considerations must be adopted if the project is approved. The required Findings of Fact and Statement of Overriding Considerations will be included as part of the resolution considered by the City of Galt.

1.6 ORGANIZATION OF THE FINAL EIR

The Final EIR is organized into the following three chapters.

1. Introduction and List of Commenters

Chapter 1 provides an introduction and overview of the document, describes the background of the Draft EIR and the purposes of the Final EIR, provides a list of commenters, and describes the organization of the Final EIR.

2. Responses to Comments

Chapter 2 presents the comment letter received, and responses to the comments within the letter. The comment letter received has been numbered at the top and bracketed to indicate how the letter was divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1. The response to each comment will reference the comment number.

3. Mitigation Monitoring and Reporting Program

CEQA Guidelines, Section 15097, requires lead agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The intent of the Mitigation Monitoring and Reporting Program (MMRP) is to ensure implementation of the mitigation measures identified within the EIR and Initial Study (IS) for the Lippi Ranch Subdivision Project.

2. Responses to Comments

2. RESPONSES TO COMMENTS

2.1 INTRODUCTION

The Responses to Comments chapter contains responses to the comment letter submitted regarding the Lippi Ranch Subdivision Project (proposed project) Draft EIR during the public review period.

2.2 RESPONSES TO COMMENTS

Each bracketed comment letter is followed by numbered responses to each bracketed comment. The responses amplify or clarify information provided in the Draft EIR and/or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues (e.g., opinions on the merits of the project that are unrelated to its environmental impacts) are either discussed or noted for the record, as appropriate.

Letter 1

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401 | FAX (530) 741-4245 TTY 711
www.dot.ca.gov

October 10, 2023

GTS# 03-SAC-2023-01470
SCH # 2023030579

Kristyn A. Bitz, Senior Planner
City of Galt, Community Development Department
495 Industrial Drive
Galt, CA 95632

Lippi Ranch Subdivision Project

Dear Ms. Bitz:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

1-1 The 8.99-acre project site is located on east of Freedom Boulevard/2nd Street at the terminus of 3rd Street, and west of the Union Pacific Railroad tracks in the City of Galt, California. The northern portion of the project site is currently developed with two single-family residences, an apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The proposed project would include demolition of all existing on-site structures, removal of trees, and subsequent development of 94 single-family residences ranging in size from 1,494 square feet to 1,826 square feet, five bio-retention basins, landscaping, and an internal circulation network. Site access would be provided by a new, landscaped roundabout located at the terminus of 3rd Street. Based on the Draft Environmental Impact Report (DEIR), Caltrans provides the following comments:

Freeway Operations

1-2 The proposed project would develop 94 units of single-family housing on the project site. It is anticipated most of this project's freeway trip generation would use the A Street and C Street/SR 99 interchanges. The recent access control study on SR 99 has determined that these locations have safety deficiency since their collision rates are

Letter 1
Cont'd

1-2 cont. significantly higher than the statewide average. Caltrans is planning to extend existing auxiliary lane from A St to Ayers Ln/Pringle Ave on both directions of SR 99 to mitigate the safety impact. It is recommended this project should contribute its proportional share to this auxiliary lane project to mitigate its traffic impact.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

1-3 If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,

GARY ARNOLD, Branch Chief
Local Development Review, Equity and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

LETTER 1: CALIFORNIA DEPARTMENT OF TRANSPORTATION

Response to Comment 1-1

The comment is an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 1-2

The relevant question under CEQA is whether the project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

The proposed project would not include any physical changes to the existing roadway system in the project vicinity (e.g., introduction of a new sharp curve or dangerous intersection) that would result in any new hazards. As discussed on page 90 of the Initial Study prepared for the proposed project (see Appendix A of the Draft EIR), primary site access would be provided by a landscaped roundabout located at the terminus of 3rd Street, which would then connect to Amadeo Circle, an internal roadway which would be constructed through the project site to provide access to the residential units. The proposed on-site circulation improvements that would be constructed as part of the proposed project would be subject to compliance with all applicable roadway design standards. As such, the Initial Study concluded that the proposed project would not alter the existing transportation network nor increase hazards due to a geometrical design feature. Accordingly, the project would not result in a traffic impact pursuant to CEQA and, thus, no nexus exists to require mitigation regarding operational traffic associated with the proposed project.

Any deficiencies at the State Route (SR) 99 interchanges, as noted in the letter, are existing conditions. In addition, the letter does not provide sufficient data to demonstrate whether additional project-related trips using the SR 99 interchanges would directly result in a substantial increase in hazards at those interchanges.

Furthermore, the noted improvement has not been identified within any Sacramento Area Council of Governments (SACOG) transportation improvement or funding program. As such, a funding mechanism is not in place for projects to pay their fair share towards the noted improvement. Moreover, a fair share amount for the noted improvement has not been established for projects within the City, including the proposed project.

Further coordination between the City and Caltrans, and potentially SACOG, would be required prior to any project within the City being required to make payment towards the noted improvements.

Response to Comment 1-3

The comment is a conclusionary statement and does not address the adequacy of the Draft EIR.

3. Mitigation Monitoring and Reporting Program

3. MITIGATION MONITORING AND REPORTING PROGRAM

3.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to an EIR.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Lippi Ranch Subdivision Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the EIR and Initial Study (IS) for the proposed project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the project applicant.

3.2 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR for the Lippi Ranch Subdivision Project prepared by the City of Galt. This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR and IS that were prepared for the proposed project.

The Lippi Ranch Subdivision Project EIR and IS present a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Galt. The table in Section 3.3 identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City will be responsible for monitoring compliance.

3.3 MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
4.1 Cultural and Historic Resources					
4.1-1	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5.	*4.1-1* *The following language shall be noted on project Improvement Plans, subject to review and approval by the City of Galt Community Development Department:* *Prior to initiation of ground-disturbing activities, a qualified historian shall document LR-02 (Barn) following the Historic American Building Survey (HABS) "short form" format and content standards of HABS documentation, as outlined by the National Parks Service. The developer shall prepare two historic interpretive panels for future installation at the Lippi Ranch Subdivision site. The interpretive panels shall include, but not be limited to, current condition photographs, drone photographs, historic photographs (if available), and text related to the history of the property and the Lippi family. The "Lippi" and "Galt Winery" signs that remain evident on LR-02 shall be preserved. If possible, these signs shall be integrated with or displayed alongside the interpretive panels; otherwise, the signs shall be accessioned by the Galt Area Historical Society as historical artifacts.*	City of Galt Community Development Department	Noted on project Improvement Plans and prior to initiation of ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
Initial Study					
IV-a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	*Obtain an SSHCP Permit* *IV-1 Before the approval of grading and improvement plans and before any groundbreaking activity associated with the project, the project applicant shall ensure that authorization pursuant to SSHCP will be obtained. To obtain such authorization, the SSHCP Permit Application shall include the following components as identified in Chapter 10, Section 10.4.2, of the SSHCP:* • *Applicant Information;* • *Project Description and Map;* • *Land Cover Type Map;* • *Wetland Delineation Map;* • *Modeled Species Habitat Map;* • *Description of How the Development Complies with the SSHCP Avoidance and Minimization Measures outlined in Chapter 5, Section 5.4, of the SSHCP;* • *Proposed Mitigation; and* • *Results of Covered Species (special-status species) Pre-Construction Surveys.* *Swainson's Hawk* *IV-2 Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP SWHA-1 (Swainson's Hawk*	City of Galt Community Development Department City of Galt Community	Prior to approval of grading and improvement plans and before any groundbreaking activity associated with the project Prior to and during all ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Surveys) and SSHCP SWHA-2 (Swainson's Hawk Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP SWHA-3 (Swainson's Hawk Nest Buffer) and SSHCP SWHA-4 (Swainson's Hawk Nest Buffer Monitoring).	Development Department		
		Covered Raptor Species, including White-Tailed Kite *IV-3 Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP AMMs RAPTOR-1 (Raptor Surveys) and RAPTOR-2 (Raptor Pre-Construction Surveys), and based on the results of surveys conducted under those measures, comply with RAPTOR-3 (Raptor Nest/Roost Buffer), and RAPTOR-4 (Raptor Nest/Roost Buffer Monitoring.*	City of Galt Community Development Department	Prior to and during all ground-disturbing activities	
		Nesting Raptors and Migratory Birds *IV-4 A qualified biologist shall conduct a preconstruction nesting bird survey of all areas associated with construction activities, and a 100-foot buffer around these areas, within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31). These surveys can be conducted concurrently with surveys required under IV-3. The results of the preconstruction*	City of Galt Community Development Department	Within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31)	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		nesting bird survey shall be submitted to the City of Galt. If nests are not found during the survey, further measures shall not be required. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.			
		Greater Sandhill Crane *IV-5 Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP GSC-1 (Greater Sandhill Crane Surveys) and SSHCP GSC-2 (Greater Sandhill Crane Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP GSC-3 (Greater Sandhill Crane Roosting Buffer), SSHCP GSC-4 (Greater Sandhill Crane Visual Barrier), and SSHCP GSC-5 (Greater Sandhill Crane Roosting Buffer Monitoring).*	City of Galt Community Development Department	Prior to and during all ground-disturbing activities	
		Tricolored Blackbird *IV-6 Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP TCB-1 (Tricolored Blackbird*	City of Galt	Prior to and during all ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Surveys) and SSHCP TCB-2 (Tricolored Blackbird Pre-construction Surveys), and based on the results of surveys conducted under those measures, comply with SSHCP TCB-3 (Tricolored Blackbird Nest Buffer) and SSHCP TCB-4 (Tricolored Blackbird Nest Buffer Monitoring)	Community Development Department		
		Western Red Bat *IV-7 Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP BAT-1 (Maternity Roost Surveys) and SSHCP BAT-2 (Maternity Roost Pre-construction Surveys), and based on the results of the surveys conducted under those measures, comply with SSHCP BAT-3 (Maternity Roost Buffer) and SSHCP BAT-4 (Bat Eviction Methods for Non-Maternity and Non-Hibernaculum Roosts).*	City of Galt Community Development Department	Prior to and during all ground-disturbing activities	
		Other Special-Status Bats *IV-8 An approved biologist shall conduct a survey of trees on-site for other bat species. Should bat species be observed, SSHCP BAT-4 shall be implemented.*	City of Galt Community Development Department	Prior to construction activities	
		Western Burrowing Owl *IV-9 Prior to and during all ground-disturbing activities, the project applicant shall comply with SSHCP WBO-1 (Western Burrowing*	City of Galt Community Development Department	Prior to and during all ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			Owl Surveys) and SSHCP WBO-7 (Rodent Control).			
IV-e	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	*IV-10*	*Prior to the removal of any protected trees, a tree removal permit shall be obtained from the City of Galt, and the project applicant shall comply with all of the conditions of the permit. If the project applicant determines that one or more of the protected trees may be retained, a tree preservation plan shall be prepared for the proposed project identifying all protection and mitigation measures to be taken. The measures shall remain in place for the duration of the construction activities at the project site. The tree preservation plan shall be submitted to and approved by the City of Galt Community Development Department.*	City of Galt Community Development Department	Prior to the removal of any protected trees	
V-b,c	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5. Disturb any human remains, including those interred outside of dedicated cemeteries.	*V-1*	*Prior to grading permit issuance, the developer shall submit plans to the City of Galt Community Development Department for review and approval which indicate (via notation on the improvement plans) that if historic and/or cultural resources are encountered during site grading or other work within the project site or off-site improvement areas, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department, representatives of the Wilton Rancheria, and the appropriate Federal and State agencies of the discovery. In such case, the developer shall be required, at their own*	City of Galt Community Development Department	Prior to grading permit issuance	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		expense, to retain the services of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, as well as Native American Representatives and Monitors from traditionally and culturally affiliated Native American Tribes, for the purpose of assessing the significance of the find and recommending further evaluation and treatment as necessary, which may include recording, protecting, reburial, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred.			
		V-2 *If human remains, or remains that are potentially human, are found during construction, a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department, representatives of the Wilton Rancheria, and the appropriate Federal and State*	City of Galt Community Development Department Wilton Rancheria Sacramento County Coroner	If human remains, or remains that are potentially human, are found during construction	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		agencies of the discovery. The archaeologist shall notify the City of Galt Community Development Department and the Sacramento County Coroner (per §7050.5 of the State Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, §5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (§5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or most likely descendent must rebury the remains where they will not be further disturbed (§5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning	Native American Heritage Commission		

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the Galt Community Development Department, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.			
VII-f	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	*VII-1*	*Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has occurred.*	City of Galt Community Development Department	If unique paleontological resources are discovered during construction or grading activities	
VIII-a,b.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	*VIII-1*	*Prior to the start of construction activities, the project applicant shall submit a construction equipment inventory list to the City Engineer demonstrating compliance with U.S. EPA Tier 4 engine requirements*	City Engineer	Prior to initiation of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses.	*as outlined in the City's Sustainability Checklist and CAP. The use of alternatively fueled construction equipment, such as hybrid electric or natural gas-powered equipment, would be acceptable, given that such technologies are implemented to a level sufficient to achieve similar emission reductions as would occur with the use of Tier 4 engines.*			
IX-b	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	*IX-1* *Prior to initiation of construction activities on the proposed project site, the project applicant shall complete an analysis of on-site soils to determine whether substantial concentrations of organochloride pesticides, arsenic, or other soil contaminants are present above the applicable direct exposure Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board, the residential screening levels set by the Department of Toxic Substances Control's Human Health Risk Assessment Note 3, and/or the U.S. Environmental Protection Agency's Regional Screening Levels for Region 9. If contaminants are not detected above applicable ESLs/RSLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs/RSLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor*	City of Galt Community Development Department	Prior to initiation of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project						
Impact Number	**Impact**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
			personnel that have completed 40-hour OSHA hazardous training. Impacted soils shall be managed in accordance with the recommendations of applicable federal, State, and local standards, to the satisfaction of the City of Galt and the Sacramento County Environmental Management Department. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City of Galt Community Development Department for review and approval.			
		IX-2	*Prior to issuance of grading permits, the site shall be examined for existing septic systems. If septic systems are not found, no further mitigation is required. In the event of a discovery, the system shall be abandoned in consultation with the Sacramento County Environmental Management Department. The results of any surveys and proof of abandonment shall be provided to the City Community Development Department and City Engineer.*	City of Galt Community Development Department City Engineer Sacramento County Environmental Management Department	Prior to issuance of grading permits	
		IX-3	*Prior to initiation of any ground disturbance activities, a survey shall be performed to inspect the site for abandoned wells. If wells are not found, no further mitigation is required. If any wells are found, the applicant shall hire a licensed well*	City of Galt Community Development Department City Engineer	Prior to initiation of any ground disturbance activities	

MITIGATION MONITORING AND REPORTING PROGRAM Lippi Ranch Subdivision Project					
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		contractor to obtain a well abandonment permit from Sacramento County Environmental Management Department and properly abandon the on-site wells to the satisfaction of the Sacramento County Environmental Health Department. The results of any surveys and proof of abandonment shall be provided to the City Community Development Department and City Engineer.	Sacramento County Environmental Health Department City Engineer		
		IX-4 Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint (LBP), asbestos, mercury, or polychlorinated biphenyl caulk. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical Transformers. If structures do not contain the aforementioned chemicals, further mitigation is not required; however, if LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with CARB recommendations and OSHA requirements. If asbestos is found, all construction activities shall		Prior to issuance of a demolition permit	

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		comply with all requirements and regulations promulgated through the National Emission Standards for Hazardous Air Pollutants (NESHAP) enforced by SMAQMD local district Rule 902 Asbestos. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Should mercury or polychlorinated biphenyl caulk be detected, the removal, demolition, and disposal of such chemicals shall be conducted in compliance with California environmental regulations and policies. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the City Engineer.			
IX-f.	Impair implementation of or physically interfere with an adopted emergency response plan or	*IX-5* *Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City Engineer. The plan shall include the following:*	City Engineer	Prior to the initiation of construction activities	

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	emergency evacuation plan.	• *A project staging plan to maximize on-site storage of construction materials and equipment;* • *A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;* • *Provisions for maintaining adequate emergency access to the project site;* • *Permitted construction hours;* • *Designated locations for construction staging areas;* • *Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations;* • *Provisions for street sweeping to remove construction-related debris on public streets; and* • *Provisions to ensure that access to the preschool north of the project site is provided during off-site construction activities on 3rd Street.* *A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall*			

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			be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.			
X-a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	*X-1*	*Prior to the issuance of grading permits, the developer shall obtain and comply with the NPDES general construction permit including the submittal of a Notice of Intent (NOI) and associated fee to the SWRCB and the preparation of a SWPPP that includes both construction stage and permanent storm water pollution prevention practices, in conformance with the SQIP, to be submitted to the City Engineer for review.*	City Engineer	Prior to issuance of grading permits	
XIII-a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	*XIII-1*	*Construction activities shall comply with the City of Galt Noise Ordinance and shall be limited to the hours set forth below:* *Monday-Friday 6:00 AM to 8:00 PM* *Saturday and Sunday 7:00 AM to 8:00 PM* *The above criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Public Works Department prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer.*	City of Galt Public Works Department Chief Building Official City Engineer	Prior to issuance of grading permits and during construction activities	

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		XIII-2 Construction activities shall adhere to the requirements of the City of Galt with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and the associated effects on noise-sensitive land uses. Prior to issuance of grading permits, these criteria shall be included in the grading plan submitted by the applicant/developer for the review and approval of the Public Works Department.	City of Galt Public Works Department	Prior to issuance of grading permits and during construction activities	
		XIII-3 During construction, the applicant/developer shall designate a disturbance coordinator and conspicuously post the person's number around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement feasible measures to be taken to alleviate the problem. The disturbance coordinator shall report all complaints and corrective measures taken to the Community Development Director.	Community Development Director	During construction	
XVII-c,d	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	*XVII-1 Implement Mitigation Measure IX-5.*	See Mitigation Measure IX-5	See Mitigation Measure IX-5	

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	Result in inadequate emergency access.				
XVIII-a,b	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	*XVIII-1 Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	