

2

EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the Eastview Specific Plan & Annexation Project (proposed project) and summarizes the conclusions of the environmental analysis provided in Chapters 4.1 through 4.12. The chapter also reviews the alternatives to the proposed project that are described in the Alternatives Analysis chapter, and identifies the Environmentally Superior Alternative. Table 2-1, found at the end of this chapter, provides a summary of the environmental effects of the proposed project, as identified in each technical chapter of the EIR. Table 2-1 also contains the potential environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 PROJECT LOCATION AND DESCRIPTION

The proposed project site is located within Sacramento County, California, east of the City of Galt, but within the sphere of influence. The proposed project site is approximately 25 miles south of Sacramento and 26 miles north of Stockton (see Figure 3-1, Regional Location). Highway 99 runs north to south through the City of Galt and provides the primary regional access to the City. The project site is bounded by Twin Cities Road (State Route [SR] 104) to the north, the Union Pacific Railroad (UPRR) generally to the south, Cherokee Lane to the east, and Marengo Road to the west, as shown in Figure 3-2, Project Vicinity.

The proposed project site consists of approximately 504 acres, only approximately 338 acres of which is proposed to be developed as part of the project. The existing land uses on the project site are predominantly agricultural, two schools (Liberty Ranch High School and Estrellita Continuation High School), and rural residential.

The proposed project includes annexation of approximately 504 acres and development of approximately 338 acres of land for mixed residential neighborhood uses, including low density, medium density, and high density residential, parks, open space, schools, and minor commercial and public facilities. The 338-acre portion of the project site proposed for development is known as Liberty Ranch. The remaining portion of the project site consists of the “Future Growth Area” and the non-participating properties, including numerous rural residences, Liberty Ranch High School, and Estrellita Continuation High School.

Surrounding Land Uses

The existing land uses surrounding the proposed project site are as follows:

- North: Agricultural, open space, rural residential, and Twin Cities Road;

- South: Agricultural, open space, rural residential, and UPRR tracks;
- East: Agricultural, rural residential, and Cherokee Lane; and
- West: Twin Cities Estates development, McCaffrey Middle School, and Marengo Road.

2.3 ENVIRONMENTAL IMPACTS AND REQUIRED MITIGATION

Under the California Environmental Quality Act (CEQA), a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Implementation of the proposed project could result in significant impacts on the resource areas listed below.

This EIR discusses mitigation measures that could be implemented by the City to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the following chapters: Aesthetics, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality / Storm Water Quality, Land Use and Planning, Noise, Public Services and Utilities / Recreation, and Transportation and Circulation. If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified, as appropriate. These mitigation measures are also summarized in Table 2-1, at the end of this chapter. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

Aesthetics

The Aesthetics chapter of the EIR describes the existing visual resources of the proposed project site and vicinity. CEQA describes the concept of aesthetic resources in terms of scenic vistas, scenic resources (such as trees, rock outcroppings, and historic buildings within a State scenic highway), the existing visual character or quality of the project site, and light and glare impacts.

The Aesthetics chapter determined that implementation of the project would have no impact related to adverse effects on scenic vistas and damage to scenic resources within a State scenic highway. Impacts related to the creation of new sources of substantial light or glare that would adversely affect day or nighttime views in the area were found to be potentially significant but would be reduced to a less-than-significant level with implementation of the mitigation measure included in the EIR. Impacts related to substantial degradation of the existing visual character or quality of the project site and/or the site's surroundings, on both the project-level and cumulative-level, would be potentially significant and because feasible mitigation does not exist to reduce the impacts, the impacts would remain significant and unavoidable.

Agricultural Resources

The Agricultural Resources chapter of the EIR summarizes the status of the existing agricultural resources within the boundaries of the proposed project, including identification of any Prime/Unique Farmland or Farmland of Statewide Importance within the project boundaries. In addition, the Chapter describes any conflicts with existing zoning for agricultural or forest use and the project's consistency with the policies and standards of the Sacramento Local Agency Formation Commission (LAFCo) regarding agricultural resources.

Impacts related to the loss or conversion of forest land or timberland to non-forest uses, or impacts related to changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest uses from the proposed project would have no impact. The Agricultural Resources chapter determined that impacts related to conflicting with existing zoning for agricultural use, or a Williamson Act contract would be less than significant. In addition, impacts related to compliance with the policies of Sacramento LAFCo pertaining to the conversion of agricultural land would be less than significant. Furthermore, impacts related to the cumulative loss of agricultural land and the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use would be significant and because feasible mitigation does not exist to reduce the impacts, the impacts would remain significant and unavoidable.

Air Quality and Greenhouse Gas

The Air Quality and Greenhouse chapter of this EIR describes the effects of the proposed project on local and regional air quality. The chapter includes a discussion of existing air quality and greenhouse gas (GHG) setting, construction-related air quality impacts resulting from grading and equipment emissions, direct and indirect emissions associated with the project, the impacts of these emissions on both a local and regional scale, and mitigation measures warranted to reduce or eliminate any identified significant impacts.

The Air Quality and Greenhouse Gas chapter determined that impacts related to the creation of objectionable odors affecting a substantial number of people, exposure of sensitive receptors to substantial pollutant concentrations, and cumulative generation of GHG emissions would be less than significant. In addition, impacts related to a violation of any air quality standard or substantial contribution to an existing or projected air quality violation during construction would be less-than-significant with implementation of mitigation included in the EIR. Furthermore, the Air Quality and Greenhouse Gas chapter determined that impacts related to a violation of any air quality standard or substantial contribution to an existing or projected air quality violation during operations would be significant and unavoidable. Cumulative impacts related to a considerable net increase of any criteria pollutant were determined to be significant and unavoidable due to a lack of feasible mitigation.

Biological Resources

The Biological Resources chapter evaluates the biological resources known to occur or potentially occur within the proposed project site. The Biological Resources chapter describes

potential impacts to those resources, and identifies measures to eliminate or substantially reduce those impacts to less-than-significant levels. Information presented in this chapter is primarily drawn from the Biological Resources Impact and Mitigation Report prepared specifically for the proposed project by Cardno ENTRIX (see Appendix E), the 2030 Galt General Plan, and the Galt General Plan EIR. Existing plant communities, wetlands, wildlife habitats, and potential for special-status species and communities are discussed for the project area.

The Biological Resources chapter concluded that impacts related to the movement of native, resident, or migratory fish or wildlife species or established native resident or migratory wildlife corridors would be less than significant. Implementation of the proposed project was determined to have no impact related to conflicts with an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP) or other approved local, regional, or state habitat conservation plan. In addition, the following impacts were identified as potentially significant: impacts to special-status plant and wildlife species, raptors, nesting birds, or other birds protected under the Migratory Bird Treaty Act (MBTA), riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA) (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. However, implementation of mitigation measures included in the EIR, as well as compliance with applicable goals and policies in the 2030 Galt General Plan, would reduce the aforementioned impacts to a less-than-significant level. Furthermore, cumulative impacts associated with the loss of biological resources in the City of Galt and the effects of ongoing urbanization in the region, as a result of the proposed project were determined to be less-than-significant with the implementation of mitigation.

Cultural Resources

The Cultural Resources chapter of this EIR addresses known historic and prehistoric resources in the project vicinity and the potential for unknown resources to exist and analyzes the thresholds of significance of possible impacts associated with the project to develop mitigation measures that would be necessary to reduce impacts to a less-than-significant level. The Cultural Resources chapter is primarily based on information drawn from the following sources: the 2030 Galt General Plan and associated Existing Conditions report, and the Preliminary Cultural Resources Investigation Report performed for the proposed project by Cardo ENTRIX (see Appendix F).

The Cultural Resources chapter determined that impacts related to the loss of prehistoric and/or historic cultural resources, unique archeological or paleontological resource, or human remains would be potentially significant; however, with implementation of the required mitigation measures, the impact would be reduced to a less-than-significant level. In addition, impacts associated with the cumulative loss of cultural resources as a result of the proposed project were determined to be less than significant with the implementation of mitigation.

Geology and Soils

The Geology and Soils chapter of this EIR describes the geologic and soil characteristics of the proposed project and evaluates the extent to which implementation of the proposed project could be affected by seismic hazards such as rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides, soil erosion, soil stability and expansive soil characteristics. The analysis also addresses potential effects of the proposed project on erosion. The Geology, Soils, and Seismicity chapter is primarily based on information drawn from the following sources: 2030 Galt General Plan and associated Existing Conditions Report, and Geotechnical Engineering Investigation prepared for the project site by MatriScope Engineering Laboratories, Inc (see Appendix G).

The Geology and Soils chapter determined that impacts related to people and structures associated with expansive soils and use of previously stockpiled soils, as well as risks associated with substantial erosion or loss of topsoil would be potentially significant; however, with implementation of the required mitigation measures, the impact would be reduced to a less-than-significant level. The following impacts were found to be less-than-significant: risks to people and structures associated with seismic activity, including ground shaking and ground failure; and cumulative geological hazards.

Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter of this EIR describes existing and potentially occurring hazards and hazardous materials within the proposed project area. The Hazards and Hazardous Materials chapter discusses potential impacts posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the project area. The Hazards and Hazardous Materials chapter is primarily based on information drawn from the following sources: the 2030 Galt General Plan, the 2030 County General Plan, and the Phase I Environmental Site Assessment (see Appendix H) and Phase II Limited Environmental Site Assessment prepared for the project site by Leighton and Associates, Inc. (see Appendix I).

The Hazards and Hazardous Materials chapter concluded that following impacts would be less than significant: impacts related to the routine transport, use, or disposal of hazardous materials; transformers and debris on the project site; exposing people or structures to wildland fires; and impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. In addition, the project site would have no impact to the project being located within an airport land use plan, within two miles of a public airport, within the vicinity of a private airstrip or on a hazardous materials site compiled pursuant to Government Code Section 65962.5. Furthermore, the potential impacts related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and impacts related onsite wells and septic tanks were deemed as potentially significant but could be reduced to a less-than-significant level with implementation of mitigation measures included in the EIR.

Hydrology and Water Quality / Storm Water Quality

The Hydrology and Water Quality / Storm Water Quality chapter of this EIR describes existing drainage and water resources for the project site, and evaluates potential impacts of the proposed project with respect to flooding, surface water resources, and groundwater resources. Information for this chapter was primarily drawn from the Eastview Specific Plan Drainage Study prepared for the proposed project by Wood Rodgers, Inc, the Water Supply Assessment for the Eastview Specific Plan, the City of Galt Storm Drainage System Master Plan, the 2030 Galt General Policy Document and associated EIR, and the 2030 Galt General Plan Existing Conditions Report.

The Hydrology and Water Quality / Storm Water Quality chapter identified the following impacts to be less than significant: operational water quality degradation associated with urban runoff from the project site; placing housing within a 100-year flood hazard area; exposing people or structures to significant risk as a result of the failure of a levee or dam; groundwater depletion; and cumulative hydrology (drainage and flooding) and water quality. In addition, the project site would result in no impact by inundation by seiche, tsunami, or mudflow. Furthermore, the following impacts were determined to be less-than-significant with implementation of mitigation: substantial alteration of the existing drainage pattern of the site or area; and violation of any water quality standard or waste discharge requirements during construction.

Land Use and Planning / Population and Housing

The Land Use and Planning / Population and Housing chapter of this EIR examines the proposed project's compatibility with existing and planned land uses in the area. Consistency with applicable General Plan goals and policies and the zoning code is also evaluated.

The Land Use and Planning / Population and Housing chapter identified the following impacts as less than significant: impacts related to consistency with the Galt General Plan and City of Galt zoning; project compatibility with surrounding land uses; consistency with Sacramento County LAFCo Standards; direct or indirect inducement of substantial population growth; the displacement of substantial numbers of existing housing or people; and cumulative impacts related to land use and planning with development of the proposed project and cumulative population and housing impacts. In addition, development of the proposed project was determined to have no impact related to the physical division of an established community.

Noise

The Noise chapter of this EIR discusses the existing noise environment in the immediate project vicinity and identifies potential noise-related impacts associated with the proposed project. Specifically, this chapter analyzes potential noise impacts due to and upon development within the project site relative to applicable noise criteria and to the existing ambient noise environment. Information for this chapter was primarily drawn from Environmental Noise Assessment prepared for the proposed project by j.c. brennan & associates, Inc. (see Appendix J).

The Noise chapter concluded that the following impacts associated with the development of the project site would be less-than-significant: vibration associated with construction activities, railroad noise operations at new sensitive receptors, noise levels due to school activities, and cumulative noise levels. In addition, impacts related to construction-related noise and traffic noise at new sensitive receptors were determined to be less-than-significant with implementation of mitigation. Impacts related to traffic noise at existing sensitive receptors were determined to be significant and unavoidable.

Public Services and Utilities / Recreation

The Public Services and Utilities / Recreation chapter of this EIR describes the public service systems and facilities within the project area and the associated potential impacts resulting from the proposed project. Public services and utilities addressed in the chapter include the water system, wastewater conveyance and treatment, solid waste, fire protection facilities, law enforcement services, library facilities, schools, parks and recreation facilities, and gas and electricity.

The Public Services and Utilities / Recreation chapter concluded that the impacts related to exceeding the permitted capacity to accommodate the project's solid waste disposal needs, demand for additional fire protection, demand for additional law enforcement, demand for additional governmental services, and school district capacity would be less than significant. In addition, the Public Services and Utilities / Recreation chapter identified impacts to water supply, water demand, and conveyance, exceeding wastewater treatment requirements, and increasing the use of parks and recreational facilities, as potentially significant. However, implementation of the mitigation measures included in the EIR would reduce the impacts to a less-than-significant level. Furthermore, cumulative impacts associated with the development of the proposed project, in combination with future buildout in the City of Galt, could result in inadequate public services and utilities as a result of the proposed project were determined to be less than significant.

Transportation and Circulation

The Transportation and Circulation chapter of the EIR discusses the existing and near-term transportation and circulation conditions associated with the proposed project. The information contained within this chapter is primarily based on the evaluation and technical calculations conducted for the proposed project by Omni-Means (see Appendix K). The evaluation includes consideration of automobile traffic impacts on roadway capacity, transit impacts, bicycle impacts, and pedestrian impacts.

The Transportation and Circulation chapter concluded that impacts related to bicycle and pedestrian facilities and the transit system from development of the project site would be less than significant. Impacts related to short-term impacts related to construction activities and Year 2021 and 2026 study intersections were identified as potentially significant but could be reduced to a less-than-significant level with implementation of mitigation measures in the EIR. In addition, impacts related to Year 2021 and 2026 study freeway facilities were identified as significant and unavoidable due to a lack of feasible mitigation. Furthermore, cumulative impacts related to Year

2035 study intersections, bicycle and pedestrian facilities, and the transit system were identified as less than significant. Cumulative impacts related to Year 2035 study freeway facilities were identified as significant and unavoidable due to a lack of feasible mitigation.

2.4 SUMMARY OF PROJECT ALTERNATIVES

The following section presents a summary of the evaluation of the alternatives considered for the proposed project, which include the:

- No Project (No Build) Alternative;
- No Project (No Annexation, County Buildout) Alternative;
- Liberty Ranch and “Future Growth Area” Alternative; and
- Cluster Development (Increased Density) Alternative.

No Project (No Build) Alternative

CEQA requires the evaluation of the comparative impacts of the “No Project Alternative” (CEQA Guidelines Section 15126.6(e)). The No Project Alternative may be defined either as the “no action taken on the proposed project” or a “no build” on the project site.

A “no build” alternative would not include any modifications to the existing environmental setting. For the purposes of this analysis, the No Project (No Build) Alternative is defined as the continuation of the existing conditions of the project site. Under the No Project (No Build) Alternative, the project site would maintain the existing uses, including two schools (Liberty Ranch High School and Estrellita Continuation High School), rural residential, and vacant land. The proposed development and associated infrastructure would not be constructed and annexation to the City would not be required. Therefore, the No Project (No Build) Alternative scenario assumes that the existing project site conditions would remain the same and the Alternative would result in fewer impacts than the proposed project in every resource area.

No Project (No Annexation, County Buildout) Alternative

A “no action taken on the proposed project” alternative could include modifications to the existing environmental setting. For the purposes of this analysis, the No Project (No Annexation, County Buildout) Alternative is defined as buildout of the project site per the existing Sacramento County land use designation. Under the No Project (No Annexation, County Buildout) Alternative, the site would not be annexed to the City of Galt, changes to the existing land uses on the project site would not occur, and the site would remain within Sacramento County.

The project site is currently located within Sacramento County and has a Sacramento County General Plan land use designation of Agricultural-Residential (AG-RES) and General Agriculture 20 Acres (GA 20). Consistent with the adopted Sacramento County land use designations, the No Project (No Annexation, County Buildout) Alternative could involve development of up to approximately 90 single-family residential units on the project site. The Sacramento County

General Plan land use designation of AG-RES (approximately 70 acres) could result in a development density between 1 to 10 acres per dwelling unit; however, the properties designated AG-RES are currently developed consistent with their designation. The remaining 434 acres of the project site has the Sacramento County General Plan land use designation of GA 20. The Sacramento County General Plan land use designation of GA 20 results in a development density of 1 dwelling unit per 20 acres, which could result in up to approximately only 20 additional single-family residential units due to the existing Liberty High School located on the project site. Buildout of the project site per the No Project (No Annexation, County Buildout) Alternative would result in 1,715 fewer residential units than the proposed project.

Because large scale development of the site would not occur, land disturbance and any associated physical environmental impacts would not occur. The No Project (No Annexation, County Buildout) Alternative would result in fewer impacts than the proposed project in every resource area.

Liberty Ranch and “Future Growth Area” Alternative

The Liberty Ranch and “Future Growth Area” Alternative would involve the same land uses as the proposed project, but with only the Liberty Ranch and “Future Growth Area” portions of the proposed project, eliminating the non-participating parcels located in the northwestern portion of the proposed project site. The Liberty Ranch and “Future Growth Area” Alternative would involve the same land uses as the proposed project, but with only the Liberty Ranch portion of the proposed project, eliminating the non-participating parcels located in the northwestern portion of the proposed project site. With the Liberty Ranch and “Future Growth Area” Alternative, the non-participating parcels (approximately 94 acres) included in the proposed project would not be annexed into the City of Galt and would remain within Sacramento County. Accordingly, the Liberty Ranch and “Future Growth Area” Alternative would result in approximately 82 fewer acres of low density residential and 125,000 fewer square feet of commercial uses compared to the proposed project. The Liberty Ranch and “Future Growth Area” Alternative would include the existing Liberty Ranch High School, Estrellita Continuation High School, and four non-participating properties in order to not create an unincorporated island. In addition, the Liberty Ranch and “Future Growth Area” Alternative would achieve all of the project objectives; however, would not annex non-participating properties located in the northwestern portion of the proposed project site, which currently have City land use designations, and are planned for future annexation.

The Liberty Ranch and “Future Growth Area” Alternative would result in fewer impacts to Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Geology and Soils, Hazardous and Hazardous Materials, Hydrology and Water Quality / Storm Water Quality, Noise, Public Services and Utilities / Recreation, and Transportation and Circulation as compared to the proposed project. All other impact areas would be similar when compared to the proposed project.

Cluster Development (Increased Density) Alternative

The Cluster Development (Increased Density) Alternative would involve development of the proposed project with the same number of residential units (1,745), but with an increased density. The same proportion of low density, medium density, and high density residential units would be developed as part of the Cluster Development (Increased Density) Alternative as compared to the proposed project. The increase in residential density would reduce the residential acreage for the site, which would be transferred and preserved as open space under the Cluster Development (Increased Density) Alternative. The Cluster Development (Increased Density) Alternative would be developed on the entire project site, but would preserve approximately 122 acres as open space. In addition, the Cluster Development (Increased Density) Alternative would achieve some of the proposed project's objectives, including those related to providing housing opportunities affordable to a wide range of income levels and with a broad range of housing types, as well as arranging the community around a walkable Open Space Corridor with amenities that can serve as vibrant gathering spaces for public and private interaction, and provide recreation and minor services.

The Cluster Development (Increased Density) Alternative would result in fewer impacts to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality / Storm Water Quality as compared to the proposed project. All other impact areas would be similar when compared to the proposed project.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the *CEQA Guidelines* requires that an environmentally superior alternative be designated and states, "[...] if the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." Generally, the environmentally superior alternative is the one that would result in the fewest environmental impacts as a result of project implementation.

A comparison of the proposed project to the three aforementioned alternatives is illustrated in the Alternatives Analysis chapter of this EIR. Although the No Project (No Build) Alternative would result in no impact in all resources areas, the No Project (No Build) Alternative would not satisfy the project objectives. Similarly, the No Project (No Annexation, County Buildout) would not satisfy the project objectives. The Liberty Ranch and "Future Growth Area" Alternative and the Cluster Development (Increased Intensity) Alternative would satisfy the greatest number of project objectives. In addition, the Liberty Ranch and "Future Growth Area" Alternative would reduce impacts compared to the proposed project in nine environmental resources areas. Thus, due to the number of impacts reduced compared to the proposed project and the satisfaction of project objectives, the Liberty Ranch and "Future Growth Area" Alternative would be considered the environmentally superior alternative.

2.5 SUMMARY OF IMPACTS AND MITIGATION MEASURES

A summary of the identified impacts in the technical chapters of the EIR is presented in Table 2-1. In Table 2-1, the proposed project impacts are identified for each chapter (Chapters 4.1 through 4.12) in the EIR. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.1 Aesthetics			
4.1-1 Substantial adverse effect on a scenic vista	NI	<i>None required.</i>	N/A
4.1-2 Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.	NI	<i>None required.</i>	N/A
4.1-3 Substantial degradation of the existing visual character or quality of the project site and/or the site's surroundings.	S	<i>None feasible.</i>	SU
4.1-4 Creation of new sources of substantial light or glare that would adversely affect day or nighttime views in the area.	PS	<p><i>Non-Participating Properties, Future Growth Area, and Liberty Ranch</i></p> <p><i>4.1-4 Prior to the issuance of building permits for any development on the project site, the project applicant(s) shall submit a lighting plan for the project to the Community Development Department for review and approval. The lighting plan shall include, but shall not be limited to, the following provisions:</i></p> <ul style="list-style-type: none"> • <i>Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**TABLE 2-1
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>properties;</i></p> <ul style="list-style-type: none"> • <i>Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;</i> • <i>For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash;</i> • <i>Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage (in the commercial land use area) to prevent light and glare from adversely affecting motorists on nearby roadways.</i> 	
<p>4.1-5 Long-term changes in visual character associated with cumulative development of the proposed project in combination with future buildout in the City of Galt.</p>	<p>S</p>	<p><i>None feasible</i></p>	<p>SU</p>

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**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.1-6 Creation of new sources of light or glare associated with cumulative development of the proposed project in combination with future buildout in the City of Galt.	PS	<i>Non-Participating Properties, Future Growth Area, and Liberty Ranch</i> <i>4.1-6 Implement Mitigation Measure 4.1-4.</i>	LS
4.2 Agricultural Resources			
4.2-1 Impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or impacts related to changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural uses.	S	<i>None feasible.</i>	SU
4.2-2 Impacts related to conflicting with existing zoning for agricultural use, or a Williamson Act contract.	LS	<i>None required.</i>	N/A
4.2-3 Impacts related to the loss or conversion of forest land or	NI	<i>None required.</i>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
timberland to non-forest uses, or impacts related to changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest uses.			
4.2-4 Impacts related to compliance with the policies of Sacramento LAFCo pertaining to the conversion of agricultural land.	LS	<i>None required.</i>	N/A
4.2-5 Impacts related to cumulative loss of agricultural land.	S	<i>None feasible.</i>	SU
4.3 Air Quality and Greenhouse Gas Emissions			
4.3-1 A violation of any air quality standard or substantial contribution to an existing or projected air quality violation during construction.	PS	<i>4.3-1(a)The project applicant shall show on all grading plans via notation that the contractor shall ensure that all off-road heavy-duty equipment (more than 50 horsepower) to be used for each phase of construction of the project (i.e., owned, leased, and subcontractor vehicles) would achieve a project-wide fleet-average 20 percent NO_x reduction compared to the most recent California Air Resources Board fleet average in existence at the time of construction. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products,</i>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available. Grading plans shall be subject to review and approval by the Community Development Department prior to issuance of any grading or building permits. The applicant of each phase of development shall obtain from the contractor, and submit to the Community Development Department and SMAQMD, a comprehensive inventory of all off-road construction equipment greater than 50 horsepower that would be used an aggregate of 40 or more hours during any portion of the construction period. The inventory shall include horsepower rating, engine production year, and projected hours of use for each piece of equipment. The construction timeline, including start date and name and phone number of the project manager and on-site foreman, shall also be submitted with the inventory. The inventory shall be updated and submitted monthly to the City Engineer and SMAQMD throughout the duration of construction of the project, except for any 30-day period in which construction activities would not occur.</i></p> <p><i>4.3-1(b) Prior to issuance of a grading permit or approval of improvement plans, the project applicant shall provide to SMAQMD construction emissions modeling based on more accurate equipment and phasing information, when</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>available, and pay SMAQMD the appropriate off-site mitigation fee (if needed) to reduce the project's construction NO_x emissions to a less-than-significant level. As of July 1, 2014, the mitigation fee rate is \$17,720 per ton of emissions. The specific fee amount shall be calculated based on the modeling performed when the project's daily construction emissions can more accurately be determined. Calculation of the off-site fee associated with each phase of project development shall be conducted by the project applicant in consultation with SMAQMD staff prior to the approval of grading plans by the City.</i></p>	
<p>4.3-2 A violation of any air quality standard or substantial contribution to an existing or projected air quality violation during operations, and a conflict with or obstruction of implementation of applicable air quality plans.</p>	S	<p><i>Non-Participating Properties, Future Growth Area, and Liberty Ranch</i></p> <p>4.3-2 <i>Prior to approval of site plans, the project applicant shall show on the plans, via notation where necessary, compliance with and implementation of all measures prescribed in the SMAQMD-confirmed AQMP prepared for the proposed project, a copy of which is included as Appendix D to the Draft EIR. Project plans shall be subject to review and approval by the Community Development Department.</i></p>	SU
<p>4.3-3 Exposure of sensitive receptors to substantial pollutant concentrations.</p>	LS	<p><i>None required.</i></p>	N/A

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**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.3-4 The creation of objectionable odors affecting a substantial number of people.	LS	<i>None required.</i>	N/A
4.3-5 Cumulatively considerable net increase of any criteria pollutant.	S	<i>None feasible.</i>	SU
4.3-6 Cumulative generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., would exceed 1,100 MTCO _{2e} /yr and not achieve a minimum 21.7 percent emission reduction from No Action Taken levels by 2020), and/or a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (i.e., not achieve a minimum 21.7 percent emission reduction from a No Action Taken scenario by 2020 per AB 32, or	LS	<i>None required.</i>	N/A

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**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
be inconsistent with SACOG's MTP/SCS).			
4.4 Biological Resources			
4.4-1 Impacts related to special-status plant species.	PS	<p><i>Non-Participating Properties</i></p> <p><i>4.4-1 In conjunction with submittal of an application for future development within the non-participating properties, the future project applicant shall retain a qualified biologist/botanist to conduct a preconstruction survey to determine if the following special-status plant species are present: watershield, bristley sedge, Bolander's water-hemlock, Peruvian dodder, woolly rose-mallow, Northern California black walnut, Delta tule pea, Mason's lilaeopsis, Delta mudwort, Sanford's arrowhead, marsh skullcap, side-flowering skullcap, and Suisun Marsh aster. The surveys shall be included in a Biological Report which shall be submitted to the City of Galt Community Development Department for review and approval. If the aforementioned plant species are not found on-site during the surveys, then additional action would not be necessary. If any of the above species are found, then the biologist/botanist shall include specific mitigation measures in the Biological Report should the plant populations need to be removed during development of the site. The removal actions could include, but are not limited to, avoidance through preserving the</i></p>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>population in place, collection of seed or plant materials for transfer to a suitable off-site habitat area, and/or payment into a mitigation bank for the preservation of the species in perpetuity.</i>	
4.4-2 Impacts related to special-status wildlife species.	PS	<p><i>Non-Participating Properties</i></p> <p><i>4.4-2(a) In conjunction with submittal of an application for future development within the non-participating properties, the future project applicant shall retain a qualified biologist to conduct a preconstruction survey to determine if the following special-status wildlife species are present: valley elderberry longhorn beetle, Western pond turtle, Ricksecker's water scavenger beetle, and vernal pool crustaceans (e.g., vernal pool fairy shrimp, mid-valley fairy shrimp, California linderiella, or vernal pool tadpole shrimp). The survey shall be included in a Biological Report which shall be submitted to the City of Galt Community Development Department for review and approval. If the aforementioned wildlife species are not found on-site during the surveys, the biologist shall document the findings in a letter report to CDFW and the City of Galt, and additional action would not be necessary. If any of the above species are found, then the biologist shall include specific mitigation measures in the Biological Report should the wildlife populations or their habitat be located on the non-participating properties. Mitigation measures may include</i></p>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p style="text-align: center;"><i>relocation of species, construction monitoring, or preserving and enhancing existing populations.</i></p> <p><i>Future Growth Area</i></p> <p><i>4.4-2(b) In conjunction with submittal of an application for future development within the "Future Growth Area," the future project applicant shall retain a qualified biologist to conduct a preconstruction survey to determine if Western pond turtle or Ricksecker's water scavenger beetle are present. The survey shall be included in a Biological Report which shall be submitted to the City of Galt Community Development Department for review and approval. If the aforementioned wildlife species are not found on-site during the surveys, the biologist shall document the findings in a letter report to CDFW and the City of Galt, and additional action would not be necessary. If either of the above species are found, then the biologist shall include specific mitigation measures in the Biological Report should the wildlife populations or their habitat be located on the "Future Growth Area." Mitigation measures may include relocation of species, construction monitoring, or preserving and enhancing existing populations.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Liberty Ranch</i></p> <p><i>4.4-2(c)The project applicant shall retain a qualified biologist to conduct a preconstruction survey for Western pond turtle within 48 hours of the initiation of construction activities for each phase of development. The preconstruction surveys shall evaluate suitable habitats for this species, as determined by the qualified biologist. If no Western pond turtle individuals are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City of Galt, and no further mitigation shall be required.</i></p> <p><i>If Western pond turtle individuals are found, the qualified biologist shall consult with CDFW to determine appropriate avoidances measures. Mitigation measures may include relocation to a suitable body of water in Sacramento County to the satisfaction of the CDFW.</i></p> <p><i>If Western pond turtles are determined to be present within drainages or ponds, and the feature is to be retained, exclusionary fencing shall be used to prevent the turtle(s) from entering the construction area. The location of the fence shall be determined by a qualified biologist. Any turtles found in or near the construction zone shall be relocated to an appropriate area of suitable habitat a</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>minimum of 100 feet from any active construction zone. Measures shall be implemented to ensure that the drainages or stock ponds will continue to provide adequate habitat for the Western pond turtles by protecting water quality and ensuring that the reduction of drainage from the project site does not substantially diminish the water levels in the pond.</i></p> <p><i>If the drainages or stock pond cannot be retained, the project applicant shall relocate any Western pond turtles found during surveys in a manner developed by a qualified biologist and approved by the CDFW.</i></p> <p><i>4.4-2(d)The project applicant shall retain a qualified biologist to conduct a preconstruction survey for Ricksecker’s water scavenger beetle within 48 hours of the initiation of construction activities for each phase of development. The preconstruction surveys shall evaluate suitable habitats for this species, as determined by the qualified biologist. If no Ricksecker’s water scavenger beetle individuals are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City of Galt, and no further mitigation shall be required.</i></p> <p><i>If Ricksecker’s water scavenger beetle individuals are found, the qualified biologist shall consult with CDFW to determine appropriate avoidances measures. Mitigation measures may</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>include relocation of larvae, construction monitoring, or preserving and enhancing existing populations.</i>	
4.4-3 Impacts related to raptors, nesting birds, or other birds protected under the MBTA.	PS	<p><i>Non-Participating Properties</i></p> <p><i>4.4-3(a) In conjunction with submittal of an application for future development within the non-participating properties, the future project applicant shall retain a qualified biologist to conduct a preconstruction survey to determine if the following bird species, suitable nesting habitat, or suitable foraging habitat, are present: Cooper's hawk, tricolored blackbird, great egret, great blue heron, burrowing owl, ferruginous hawk, Swainson's hawk, yellow warbler, white-tailed kite, merlin, black-crowned night heron, and yellow-headed blackbird. The surveys shall be included in a Biological Report which shall be submitted to the City of Galt Community Development Department for review and approval. If the aforementioned bird species or their habitat are not found on-site during the surveys, then additional action would not be necessary. If any of the above species or their habitat are found, then the biologist shall include specific mitigation measures in the Biological Report should the wildlife populations or their habitat be located on the non-participating properties. Mitigation measures may include relocation of species, non-disturbance buffers, construction monitoring, or preserving and enhancing existing populations. Any additional mitigation measures</i></p>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>shall be completed in compliance with the MBTA and State regulation.</i></p> <p><i>Future Growth Area</i></p> <p><i>4.4-3(b) In conjunction with submittal of an application for future development within the "Future Growth Area," the future project applicant shall retain a qualified biologist to conduct a preconstruction survey to determine if the following bird species, suitable nesting habitat, or suitable foraging habitat, are present: ferruginous hawk, Cooper's hawk, white-tailed kite, Swainson's hawk, and burrowing owl. The surveys shall be included in a Biological Report which shall be submitted to the City of Galt Community Development Department for review and approval. If the aforementioned bird species or their habitat are not found on-site during the surveys, then additional action would not be necessary. If any of the above species or their habitat are found, then the biologist shall include specific mitigation measures in the Biological Report should the wildlife populations or their habitat be located on the Future Growth Area." Mitigation measures may include relocation of species, non-disturbance buffers, construction monitoring, or preserving and enhancing existing populations. Any additional mitigation measures shall be completed in compliance with the MBTA and State regulation.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Liberty Ranch</i></p> <p><i>4.4-3(c) Prior to issuance of a grading permit for development, the project applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey on-site within 15 days prior to construction if construction associated with the project would commence between March 1st and September 1st (“the nesting season”). The survey shall focus on whether or not the following bird species or their nests are present on the Liberty Ranch site: great egret, great blue heron, white-tailed kite, ferruginous hawk, and Cooper’s hawk. If disturbance associated with the project would occur outside of the nesting season, surveys shall not be required. The written results of the pre-construction survey shall be submitted to the City of Galt Community Development Department for review. If migratory birds are identified as nesting on the project site, a non-disturbance buffer of 75-feet shall be established or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until a qualified ornithologist has determined that the young have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>The project applicant, in consultation with CDFW, shall mitigate for loss of any raptor foraging habitat at a ratio of one acre of suitable foraging habitat for every one acre utilized by the project. Project proponents shall provide for the long-term endowment of compensatory mitigation lands by funding a management endowment (the interest on which shall be used for managing the mitigation lands) at a per acre rate (adjusted annually for inflation and varying interest rates). The project proponent shall submit a letter of approval from CDFW for the mitigation program to the City of Galt prior to the issuance of grading permits; or, the project applicant shall purchase conservation easements or fee title to suitable raptor foraging habitat to protect the habitat from urban development; or the project applicant shall purchase mitigation credits at an agency-approved mitigation bank.</i></p> <p><i>4.4-3(d) For portions of the project where the onset of construction occurs between April 1 and August 31, the project applicant shall retain a qualified biologist to conduct preconstruction nesting surveys for tricolored blackbird colonies within the disturbance areas on the project site. The survey shall be conducted no more than 30 days from the onset of construction. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. If the survey does not</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>identify any colonies of nesting tricolor blackbirds on the project site, no further mitigation would be required.</i></p> <p><i>Should any active tricolored blackbird colonies be found nesting on the project site, the project applicant, in consultation with the City of Galt and CDFW, shall avoid all active nest sites located in the project site during the breeding season while the nest site is occupied with adults and/or young. The avoidance could consist of delaying construction to avoid the nesting season or establishing a buffer around the nest site. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFW, and will be, at a minimum, 250 feet. The buffer zone shall be delineated by highly visible temporary construction fencing. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used.</i></p> <p><i>4.4-3(e) Prior to issuance of a grading permit for development, the project applicant shall retain a qualified biologist to conduct a pre-construction surveys for Swainson's hawk and to identify active nests on and within 0.25-mile of the project area. The written results of the pre-construction survey shall be submitted to the City of Galt Community Development</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Department for review. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in the Central Valley (Swainson’s Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson’s hawk. If nests are not found, further mitigation is not required.</i></p> <p><i>Should any active Swainson’s hawk nests be located within 0.25-mile of the disturbance area, no intensive new disturbances (e.g. heavy equipment operation associated with construction, use of cranes or draglines, etc.) or other project-related activities that could cause nest abandonment or forced fledging, shall be initiated within the 0.25-mile (buffer zone) of an active nest between March 1 - September 15 (or until August 15 if a Management Authorization or Biological Opinion is obtained for the project). The buffer zone shall be increased to 0.5-mile in nesting areas away from urban development (i.e., in areas where disturbance [e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities] is not a normal occurrence during the nesting season).</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Nest trees shall not be removed to the extent feasible. If a nest tree must be removed, a Management Authorization (including conditions to off-set the loss of the nest tree) shall be obtained with the tree removal period specified in the Management Authorization, generally from October 1 to February 1. If construction or other project-related activities that could cause nest abandonment or forced fledging are necessary within the buffer zone, then the project applicant shall retain a qualified biologist to monitor the nest site (to determine if the nest is abandoned).</i></p> <p><i>If an active nest is abandoned and if the nestlings are still alive, the project sponsor shall fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). Routine disturbances such as agricultural activities, commuter traffic, and routine facility maintenance activities within 0.25-mile of an active nest shall not be prohibited.</i></p> <p><i>The project proponent shall be responsible for offsetting the loss of any Swainson's hawk nesting trees. The extent of any necessary compensatory mitigation shall be determined by the project proponent in consultation with the CDFW. Past recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed</i></p>	

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		<p><i>during the non-nesting season.</i></p> <p><i>4.4-3(f) Prior to issuance of a grading permit for development, the project applicant shall retain a qualified biologist to determine if suitable burrowing owl habitat occurs within the project site. If suitable habitat is not located during the surveys, no further mitigation would be required.</i></p> <p><i>If suitable habitat is present, the project applicant shall retain a qualified biologist to conduct both nesting and wintering season surveys for burrowing owl to determine if potential habitat within 500 feet of ground disturbance is used by the burrowing owl species. The timing and methodology for the surveys shall be based on the CDFW/Burrowing Owl Consortium Survey Guidelines and are detailed below. CDFW may require that these surveys be repeated annually if project construction is expected to span over two or more years.</i></p> <ul style="list-style-type: none"> <i>• Winter Season (December 1 through January 31): Four site visits on separate days, two hours before to one hour after sunset or one hour before to two hours after sunrise.</i> <i>• Nesting Season (February 1 to August 31): Four site visits on separate days, two hours before to one hour after sunset or one hour before to two hours</i> 	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>after sunrise. At least two of the surveys shall be conducted during the peak nesting season between April 15 and July 15.</i></p> <p><i>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 CDFW/Burrowing Owl Consortium survey protocols (Burrowing Owl Consortium, 2012).</i></p> <p><i>If burrowing owls are discovered in the Liberty Ranch site, the project applicant shall notify the City and CDFW. A qualified biologist shall implement a routine monitoring program and establish a fenced exclusion zone around each occupied burrow. Construction activities shall not be allowed within the exclusion zone until such time that the 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</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>August 31).</i></p> <p><i>In addition, the project applicant shall provide appropriate mitigation for project related effects on burrowing owl in consultation with CDFW. Mitigation can be conducted either onsite, or at an off-site location that is approved by the CDFW. Preference is for onsite within open space areas, if possible.</i></p> <p><i>The CDFW 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 CDFW prior to implementation.</i></p>	
<p>4.4-4 Impacts related to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS or federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>PS</p>	<p><i>Non-Participating Properties</i></p> <p><i>4.4-4(a)In conjunction with submittal of an application for future development within the non-participating properties, the future project applicant shall retain a qualified biologist to conduct a preconstruction survey to determine the presence of any sensitive natural communities, wetlands, or waters of the U.S. on the non-participating properties. The written results of the pre-construction survey shall be submitted to the City Community Development Department for review. If the aforementioned communities or waters are determined be absent from the non-participating properties, then additional action would not be necessary. If any of the above</i></p>	<p>LS</p>

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		<p><i>communities or waters are found, then the biologist shall include specific mitigation measures in the Biological Report should the habitat be located on the non-participating properties. Mitigation measures may include non-disturbance buffers, construction monitoring, preserving and enhancing existing waters or sensitive communities, or obtaining the proper CWA certification.</i></p> <p><i>Future Growth Area</i></p> <p><i>4.4-4(b)If future development of the “Future Growth Area” would occur before the Jurisdictional Delineation Report has expired, the future project applicant shall implement Mitigation Measures 4.4-4(e) and 4.4-4(f).</i></p> <p><i>If the determination is made that jurisdictional waters occur in the project vicinity and would not be impacted by the future project, no further mitigation is required.</i></p> <p><i>If the determination is made that jurisdictional waters occur in the project vicinity and could be impacted by the future project, prior to the issuance of grading permits, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy and the USACE Regulatory Guidance Letter</i></p>	

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		<p><i>No. 02-2 establishing policies and guidance on appropriate mitigation for impacts to jurisdictional waters. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines.</i></p> <p><i>4.4-4(c) If future development of the “Future Growth Area” would occur after the Jurisdictional Delineation Report has expired, the future project applicant shall retain a qualified biologist to update the Jurisdictional Delineation Report to confirm the presence of wetlands or Waters of the U.S. on the “Future Growth Area.” The written results of the Jurisdictional Delineation Report shall be submitted to the City Community Development Department for review. In addition, the Jurisdictional Delineation Report shall be verified by the USACE and submitted to the City Community Development Department for review.</i></p> <p><i>If the determination is made that jurisdictional waters occur in the project vicinity and would not be impacted by the future project, no further mitigation is required.</i></p> <p><i>If the determination is made that jurisdictional waters occur in the project vicinity and could be impacted by the future project, prior to the issuance of grading permits, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional waters</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>that cannot be avoided shall conform with the USACE “no-net-loss” policy and the USACE Regulatory Guidance Letter No. 02-2 establishing policies and guidance on appropriate mitigation for impacts to jurisdictional waters. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines. In addition, the project applicant shall implement Mitigation Measures 4.4-4(e) and 4.4-4(f).</i></p> <p><i>Liberty Ranch</i></p> <p><i>4.4-4(d) Prior to issuance of grading permits, the project applicant shall provide proof to the Galt Community Development Department and City Engineer that all necessary authorizations from the USACE and RWQCB for the discharge of dredged or fill material into the waters of the U.S. identified on the project site have been obtained. The applicant shall comply with all conditions of the authorizations.</i></p> <p><i>4.4-4(e) Prior to any work affecting the bed or bank of Deadman Gulch, the project applicant shall obtain a Lake or Streambed Alteration (LSA) Agreement from the CDFW, as required under Section 1602 of the Fish and Game Code. The LSA Agreement shall detail the authorized activities affecting Deadman Gulch, and provide specific terms and</i></p>	

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		<p><i>conditions necessary to protect fish and wildlife resources in the project site. the applicant shall comply with all requirements of the LSA Agreement, including any compensatory mitigation such as replacement of any impacted trees. A copy of the fully executed LSA Agreement shall be submitted to the Galt Community Development Department as well as the City Engineer, prior to initiation of any work impacting Deadman Gulch.</i></p> <p><i>4.4-4(f) Prior to any groundbreaking activities affecting waters of the U.S., the applicant shall provide a USACE-approved compensatory mitigation plan for impacts to waters of the U.S. The plan shall provide for replacement of waters of the U.S. at a 1:1 ratio, or higher ratio if required by the USACE. The plan shall quantify the acreage of waters lost, describe the methods for replacement of impacted waters on site, and provide a monitoring plan, including a reporting schedule and success criteria. In addition, the project applicant shall provide a plan for the long-term management and maintenance of the Deadman Gulch corridor, including a funding source to ensure that the restored waters of the U.S. are adequately maintained. In the event the USACE determines that the compensatory mitigation for impacts to waters of the U.S. cannot be fully accomplished on site, the project applicant may purchase credits at a USACE-approved mitigation bank whose service area includes the</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>project site. The type and amount of mitigation credits to be purchased shall be coordinated with the USACE. Proof of the purchase of any required mitigation bank credits shall be provided to the Galt Community Development Department as well as the City Engineer prior to initiation of any work impacting the waters of the U.S. on the project site.</i>	
4.4-5 Movement of native, resident, or migratory fish or wildlife species or established native resident or migratory wildlife corridors.	LS	<i>None required.</i>	N/A
4.4-6 Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	PS	<i>Non-Participating Properties</i> <i>4.4-6(a) In conjunction with submittal of an application for future development within the non-participating properties, the future project applicant shall retain a qualified arborist to conduct a preconstruction arborist survey to determine the number and conditions of the trees located on the non-participating properties. The written results of the preconstruction arborist survey shall be submitted to the City of Galt Community Development Department for review. If feasible, avoidance measures shall be implemented through project design. If trees protected by Section 18.52.060 of the Galt Municipal Code are identified on the project site, then the project applicant shall, to the extent feasible, design the project to retain protected trees after development is</i>	LS

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**TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>complete. If trees protected by Section 18.52.060 of the Galt Municipal Code are identified on the project site and would be cut or removed by the project, the project applicant shall apply for a tree removal permit for the protected trees, subject to approval by the City's Community Development Department.</i></p> <p><i>Liberty Ranch</i></p> <p><i>4.4-6(b) Prior to issuance of a grading permit for development, the project applicant shall replace protected trees to be removed as a result of the proposed project in compliance with Chapter 18.52 of the City of Galt Municipal Code. The replacement trees shall consist of specimen trees (no less than a fifteen-gallon size) having a total combined diameter equal to the total combined diameter of the removed tree(s). If the project site is not capable of supporting all the required replacement trees, the project proponent shall pay to the City of Galt a sum equivalent to the retail cost of the number of trees that cannot be accommodated which shall not be less than \$75.00 per inch dbh of the trees removed. The funds shall be deposited in the tree preservation fund maintained by the City Finance Department as set forth in section 18.52.060.</i></p> <p><i>4.4-6(c) Prior to issuance of a grading permit for development, the</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>project applicant shall apply for a tree removal permit for the four California valley oaks (tree tag numbers 64, 70, 76, and 77), subject to approval by the City's Community Development Department.</i>	
4.4-7 Conflict with an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan.	NI	<i>None required.</i>	N/A
4.4-8 Cumulative loss of biological resources in the City of Galt and the effects of ongoing urbanization in the region.	PS	<i>4.4-8 Implement Mitigation Measures 4.4-1, 4.4-2(a) through 4.4-2(d), 4.4-3(a) through 4.4-3(f), 4.4-4(a) through 4.4-4(f), and 4.4-6(a) through 4.4-6(c).</i>	LS
4.5 Cultural Resources			
4.5-1 Loss of prehistoric and/or historic cultural resources, unique archeological or paleontological resource, or human remains.	PS	<i>Non-Participating Properties 4.5-1(a) In conjunction with the submittal of development plans for the non-participating properties, the future applicant for development of the non-participating properties shall fund a site-specific cultural report to be completed by a qualified archaeologist, who is certified by the Society of Professional Archeologists (SOPA) and/or meets the federal standards as stated in the Code of Federal Regulations (36 CFR 61). The cultural report shall be submitted to the City's Community Development Department for review and approval. Any recommendations resulting from the cultural report for the</i>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>non-participating properties shall be reflected in the site and grading plans. In addition, once the cultural report is complete and the construction activities are better defined, a site-specific cultural resource monitoring plan shall be developed by the applicant, prior to construction. The monitoring plan shall include, but not be limited to, construction worker training, archaeological monitoring during ground-disturbing activities, procedures should cultural resources be encountered during construction, and method of curation or protection of any resources.</i></p> <p><i>Non-Participating Properties, Future Growth Area, Liberty Ranch Site</i></p> <p><i>4.5-1(b)If buried archeological resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies. Possible management recommendations for historical or unique archaeological resources could include resource avoidance (i.e., preservation in place) or data recovery excavations where avoidance is infeasible in light of project design or layout, or is</i></p>	

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		<p><i>unnecessary to avoid significant effects.</i></p> <p><i>4.5-1(c) If human remains of Native American origin are discovered during project construction, the State laws relating to the disposition of Native American remains in coordination with the NAHC (PRC 5097.98) must be complied with. If any human remains are discovered or recognized in any location other than a dedicated cemetery, work shall stop in that area and within 100 feet of the find until:</i></p> <ul style="list-style-type: none"> <i>• The County coroner has been informed and has determined that investigation of the cause of death is not required; and</i> <i>• If the remains are of Native American origin, the descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC 5097.98;</i> <p><i>Or</i></p> <ul style="list-style-type: none"> <i>• The NAHC was unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the Commission.</i> 	

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		<i>4.5-1(d) If buried paleontological resources, are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies. Possible management recommendations for unique paleontologist resources could include resource avoidance (i.e., preservation in place) or data recovery excavations where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects.</i>	
4.5-2 Cumulative loss of cultural resources.	PS	<i>Non-Participating Properties, Future Growth Area, Liberty Ranch Site 4.5-2 Implement Mitigation Measures 4.5-1(a) through 4.5-1(d).</i>	LS
4.6 Geology and Soils			
4.6-1 Risks to people and structures associated with seismic activity, including ground shaking and ground failure, such as liquefaction.	LS	<i>None required.</i>	N/A
4.6-2 Risks associated with substantial erosion or loss of topsoil.	PS	<i>4.6-2 Prior to issuance of a grading permit, the project applicant shall submit, for the review and approval by the City of Galt Public Works Department, an erosion and sediment control plan that will utilize standard best management practices to</i>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>limit the erosion effects during construction of the proposed project. Measures could include, but are not limited to:</i></p> <ul style="list-style-type: none"> • <i>Hydro-seeding;</i> • <i>Placement of erosion control measures within drainageways and ahead of drop inlets;</i> • <i>The temporary lining (during construction activities) of drop inlets with “filter fabric” (a specific type of geotextile fabric);</i> • <i>The placement of straw wattles along slope contours;</i> • <i>Directing subcontractors to a single designation “wash-out” location (as opposed to allowing them to wash-out in any location they desire);</i> • <i>The use of silt fences; and</i> • <i>The use of sediment basins and dust palliatives.</i> 	
4.6-3 Risks to people and structures associated with unstable or expansive soils and use of on-site soils as engineered fill.	PS	<p><i>Non-Participating Properties</i></p> <p><i>4.6-3(a) In conjunction with the submittal of development plans for the non-participating properties, the project applicant shall submit a site-specific, design-level geotechnical report produced by a California Registered Geotechnical Engineer to the City of Galt Engineering Division for review and approval. The geotechnical report shall include, but would not be limited to, an analysis of the on-site geologic and seismic conditions, including soil sampling and testing, to</i></p>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>determine whether expansive or unstable soils are located on the project site. Recommendations shall be included regarding project design measures to avoid risks to people and structures, including compliance with the latest CBC regulations, structural foundations, and grading practices.</i></p> <p><i>The design-level geotechnical report shall consider the results and recommendations of the Geotechnical Engineering Investigation, Proposed Eastview Development, dated March 14, 2014, prepared for the proposed project. All recommendations in the design-level geotechnical report shall be incorporated into the project design and all grading and foundation plans, subject to review and approval by the City of Galt Engineering Division, to ensure that all geotechnical recommendations specified in the design-level geotechnical report are properly incorporated and utilized in the design.</i></p> <p><i>Future Growth Area</i></p> <p><i>4.6-3(b) In conjunction with the submittal of development plans for the "Future Growth Area," the future project applicant shall submit to the City of Galt Engineering Division, for review and approval, a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>include the recommendations in the report entitled, Geotechnical Engineering Investigation, Proposed Eastview Development, dated March 14, 2014. The design-level report shall address, at a minimum, the following:</i></p> <ul style="list-style-type: none"> • <i>Compaction specifications for on-site soils;</i> • <i>Sidewalk and pavement design;</i> • <i>Structural foundations;</i> • <i>Grading practices; and</i> • <i>Expansive/unstable soils.</i> <p><i>It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. Proof that earthwork has been performed in accordance with the recommendations of the design-level geotechnical report shall be provided to the City of Galt Engineering Division.</i></p> <p><i>Liberty Ranch</i></p> <p><i>4.6-3(c) Prior to approval of Grading Plans and issuance of grading permit for Liberty Ranch, the project applicant shall submit to the City of Galt Engineering Division, for review and approval, a design-level geotechnical engineering report produced by a California Registered Civil Engineer or</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p><i>Geotechnical Engineer. The report shall include the recommendations in the report entitled, Geotechnical Engineering Investigation, Proposed Eastview Development, dated March 14, 2014. The design-level report shall address, at a minimum, the following:</i></p> <ul style="list-style-type: none"> • <i>Compaction specifications for on-site soils;</i> • <i>Sidewalk and pavement design;</i> • <i>Structural foundations;</i> • <i>Grading practices; and</i> • <i>Expansive/unstable soils.</i> <p><i>It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. Proof that earthwork has been performed in accordance with the recommendations of the design-level geotechnical report shall be provided to the City of Galt Engineering Division.</i></p>	
4.6-4 Risks associated with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.	NI	<i>None required.</i>	N/A

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4.6-5 Cumulative increase in the potential for geological related impacts and hazards.	NI	<i>None required</i>	N/A
4.7 Hazards and Hazardous Materials			
4.7-1 Impacts related to transport, use, or disposal of hazardous materials.	LS	<i>None Required</i>	N/A
4.7-2 Impacts related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	PS	<p><i>Non-Participating Properties</i></p> <p><i>4.7-2(a) In conjunction with application submittal of development plans for the non-participating properties, a Phase I ESA shall be prepared and submitted for review and approval of the City Engineer.</i></p> <p><i>4.7-2(b) In conjunction with submittal of any new development application that contains existing structures proposed for demolition, the project applicant shall provide the Community Development Department a detailed assessment pertaining to the potential presence of asbestos or lead-based paint-containing materials in existing on-site structures that may be scheduled for demolition. If structures do not contain lead-based paint or asbestos, further mitigation is not required; however, if lead-based paint or asbestos is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead</i></p>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with federal, State, and local regulations subject to approval by the City Engineer.</i></p> <p><i>Liberty Ranch</i></p> <p><i>4.7-2(c) Prior to the issuance of grading permits and removal of existing structures on the project site, a surficial soil sample laboratory analysis shall be conducted in areas around existing structures on the project site. Once the soils are collected, the soils are to be tested for lead, organochlorine pesticides, and termiticides. If soil contaminants are not found, further action is not required; however, if lead, organochlorine pesticides, or termiticides are found to be higher than the allowable thresholds, the assessment shall include the appropriate mitigation including, but not limited to, soil remediation to an acceptable total threshold limit concentration (TTL) level per applicable State and federal regulations. All recommended mitigation measures shall be implemented by the project applicant, subject to review and</i></p>	

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		<p><i>approval by the City Engineer.</i></p> <p><i>4.7-2(d) 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 or asbestos. If structures do not contain lead-based paint or asbestos, further mitigation is not required; however, if lead-based paint or asbestos 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 federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with federal, State, and local regulations subject to approval by the City Engineer.</i></p>	
<p>4.7-3 Impacts related to on-site wells and septic tanks.</p>	<p>PS</p>	<p><i>4.7-3 Prior to any ground disturbance activities within 50 feet of a well on the project site, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from the Sacramento County Environmental Management Department, and properly abandon the on-site well and/or septic tank, pursuant to review and approval by the City Engineer.</i></p>	<p>LS</p>

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4.7-4 Impacts related to transformers and debris on the project site.	LS	<i>None required.</i>	N/A
4.7-5 Located on a hazardous materials site compiled pursuant to Government Code Section 65962.5.	NI	<i>None required.</i>	N/A.
4.7-6 Located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip.	NI	<i>None required.</i>	N/A
4.7-7 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	<i>None required.</i>	N/A
4.7-8 Expose people or structures to wildland fires.	LS	<i>None required.</i>	N/A
4.7-9 Cumulative exposure to potential hazards associated with potentially contaminated soil and groundwater and an increase in the transport, storage, and use of hazardous materials.	LS	<i>None required.</i>	N/A

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4.8 Hydrology and Water Quality/Storm Water Quality			
<p>4.8-1 Substantially alter the existing drainage pattern of the site or area, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.</p>	PS	<p><i>Liberty Ranch</i></p> <p><i>4.8-1(a) Prior to the approval of improvement plans, the raising of Marengo Road above the 100-year spill elevation shall be shown on the improvement plans. The raising of Marengo Road shall be completed in accordance with the Wood Rodgers Drainage Study dated April 23, 2015, which assumes a minimum raise of 55 feet. Raising the road would be required in order to avoid inundation of the McCaffrey Middle School sports fields west of Marengo Road. When grading plans are available, the height of the roadway may be adjusted to the satisfaction of the City Engineer.</i></p> <p><i>4.8-1(b) Prior to the approval of improvement plans, the improvements to Deadman Gulch in order to contain the 100-year flow with at least one foot of freeboard shall be shown on the improvement plans. In addition, the improvement plans shall show that storm detention would be constructed along Deadman Gulch to mitigate peak 100-year flows into the channel. Furthermore, the design of the proposed Deadman Gulch channel shall be required to have an operations and maintenance plan which should keep vegetation to a controllable level. The final design of the Deadman Gulch channel and storm detention improvements</i></p>	LS

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		<i>shall be constructed to the satisfaction of the City Engineer. The operations and maintenance plan shall be reviewed and approved by the City Engineer.</i>	
4.8-2 Violate any water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality during construction.	PS	<i>Liberty Ranch</i> 4.8-2 <i>If the site-specific geotechnical report identifies a high groundwater table, the project applicant shall obtain the appropriate NPDES dewatering general permit prior to commencement of dewatering activities.</i>	LS
4.8-3 Violate any water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality during operations.	LS	<i>None required.</i>	N/A
4.8-4 Substantially deplete groundwater supplies or interfere substantially with groundwater recharge.	LS	<i>None required.</i>	N/A
4.8-5 Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or flood	LS	<i>None required.</i>	N/A

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hazard delineation map, or place within a 100-year floodplain structures which would impede or redirect flood flows.			
4.8-6 Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	LS	<i>None required.</i>	N/A
4.8-7 Inundation by seiche, tsunami, or mudflow.	NI	<i>None required.</i>	N/A
4.8-8 Cumulative impacts to hydrology and water quality within the City of Galt.	LS	<i>None required.</i>	N/A
4.9 Land Use and Planning			
4.9-1 Physical division of an established community.	NI	<i>None required.</i>	N/A
4.9-2 Project compatibility with surrounding land uses.	LS	<i>None required.</i>	N/A
4.9-3 Consistency with the Galt General Plan.	LS	<i>None required.</i>	N/A
4.9-4 Consistency with Sacramento County LAFCo Standards.	LS	<i>None required.</i>	N/A

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4.9-5 Direct or indirect inducement of substantial population growth.	LS	<i>None required.</i>	N/A
4.9-6 Displace substantial numbers of existing housing or people.	LS	<i>None required.</i>	N/A
4.9-7 Cumulative population and housing impacts.	LS	<i>None required.</i>	N/A
4.10 Noise			
4.10-1 Construction-related noise.	PS	<p><i>Liberty Ranch</i></p> <p><i>4.10-1(a)The following 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 Community Development Director and/or City Engineer.</i></p> <ul style="list-style-type: none"> • <i>Noise-generating construction activities, including truck traffic coming to and from the project site for any purpose, shall be limited to the hours outlined in the Section 8.40.080(E) of the Galt Municipal Code; specifically, weekdays between 6:00 AM to 8:00 PM and 7:00 AM to 8:00 PM on Saturday and Sundays.</i> 	LS

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		<ul style="list-style-type: none"> • All equipment driven by internal combustion engines shall be equipped with mufflers which are in good working condition and appropriate for the equipment. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where the technology exists. • At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practical from noise-sensitive receptors. • Unnecessary idling (over five minutes) of internal combustion engines shall be prohibited. • Owners and occupants of residential and non-residential properties located within 300 feet of the construction site shall be notified of the construction schedule in writing. • To the extent possible, truck traffic shall avoid using Marengo Road adjacent to Liberty Ranch High School when classes are in session. <p>4.10-1(b) Prior to the issuance of grading permits, the construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise</p>	

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		<i>complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem to the satisfaction of the City Engineer. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</i>	
4.10-2 Vibration associated with construction activities.	LS	<i>None required.</i>	N/A
4.10-3 Traffic noise at existing sensitive receptors.	S	<i>Consistent with the conclusion in the General Plan Update EIR, the impact would remain significant and unavoidable.</i>	SU
4.10-4 Traffic noise at new sensitive receptors.	PS	<i>4.10-4 Prior to the approval of improvement plans, barrier walls along roadways shall be shown to reduce exterior noise levels to 60 dB L_{dn} or less. Noise barriers that are six-feet in height will be required to reduce exterior noise levels at the sensitive receptors located adjacent to Cherokee Lane, Marengo Road, Walnut Avenue Extension, and the North Entrance Road. A barrier eight-feet-tall will be required along Twin Cities Road. When grading plans are available, noise wall heights may be adjusted in accordance with exterior noise level thresholds to the satisfaction of the City Engineer.</i>	LS
4.10-5 Railroad noise operations at new sensitive receptors.	LS	<i>None required.</i>	N/A
4.10-6 Noise levels due to school activities.	LS	<i>None required.</i>	N/A
4.10-7 Cumulative noise levels.	LS	<i>None required.</i>	N/A

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.11 Public Services, Recreation, and Utilities			
<p>4.11-1 Result in insufficient water supply available to serve the project from existing entitlements and resources, or require the construction of new water delivery, collection, or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p>	PS	<p><i>Non-Participating Properties and Future Growth Area</i></p> <p><i>4.11-1(a) Prior to issuance of building permits for future development of the non-participating properties and Future Growth Area, the project applicant shall implement one of the following measures to ensure that adequate water treatment capacity exists to serve the project:</i></p> <ul style="list-style-type: none"> • <i>Provide proof to ensure that adequate water treatment capacity exists to serve the project. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.</i> <p style="text-align: center;"><i>- Or -</i></p> <ul style="list-style-type: none"> • <i>The project applicant for the non-participating properties and Future Growth Area shall provide funding for additional treatment capacity at the City's system to serve the project. The funding shall be calculated in coordination with and submitted to the City of Galt Public Works Department prior to issuance of building permits.</i> 	LS

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**TABLE 2-1
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p style="text-align: center;">- Or -</p> <ul style="list-style-type: none"> • <i>The project applicant for the non-participating properties and Future Growth Area shall provide potable water to the project site via an on-site well. The well shall include treatment mechanisms for arsenic, lead, and manganese, subject to review and approval by the City's Public Works Department.</i> <p><i>Liberty Ranch</i></p> <p><i>4.11-1(b) Prior to issuance of building permits for development of the Liberty Ranch area, the project applicant shall implement one of the following measures to ensure that adequate water treatment capacity exists to serve the project:</i></p> <ul style="list-style-type: none"> • <i>Provide proof to ensure that adequate water treatment capacity exists to serve the project. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.</i> <p style="text-align: center;">- Or -</p> <ul style="list-style-type: none"> • <i>The project applicant for the Liberty Ranch area</i> 	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>shall provide funding for additional treatment capacity at the City's system to serve the project. The funding shall be calculated in coordination with and submitted to the City of Galt Public Works Department prior to issuance of building permits.</i></p> <p style="text-align: center;"><i>- Or -</i></p> <ul style="list-style-type: none"> • <i>The project applicant for the Liberty Ranch area shall provide potable water to the project site via an on-site well. The well shall include treatment mechanisms for arsenic, lead, and manganese, subject to review and approval by the City's Public Works Department.</i> 	
4.11-2 Exceed wastewater treatment requirements of the applicable RWQCB, require the construction of new wastewater delivery, collection, or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or require sewer service that may not be available by the area's	PS	<p><i>Non-Participating Properties and Future Growth Area</i></p> <p><i>4.11-2(a) Prior to issuance of building permits for future development of the non-participating properties and Future Growth Area, the project applicant shall construct the off-site improvements associated with the 15-inch sewer main located on the north side of the River Oaks Unit 3 subdivision, which is located southwest of the interchange of Marengo Road and Elk Hills Drive. The 15-inch sewer main shall extend north in the future widening of Marengo Road, and east in the future extension of Walnut Avenue. Alternatively, the project applicant shall construct the off-</i></p>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
wastewater treatment provider.		<p><i>site improvements associated with the Northeast Trunk Sewer Main. If the improvements associated with the Northeast Trunk Sewer Main have already been completed prior to issuance of building permits, then the project applicant shall submit the fair share fee for the construction of the Northeast Trunk Sewer Main. The fee shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.</i></p> <p><i>4.11-2(b) Prior to issuance of building permits for future development of the non-participating properties and Future Growth Area, the project applicant shall provide proof to ensure that adequate capacity exists at the WWTP to serve the project. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.</i></p> <p><i>Liberty Ranch</i></p> <p><i>4.11-2(c) Prior to issuance of building permits for Liberty Ranch, the project applicant shall construct the off-site improvements associated with the 15-inch sewer main located on the north side of the River Oaks Unit 3 subdivision, which is located southwest of the interchange of Marengo Road and Elk Hills Drive. The 15-inch sewer main shall extend north in the future widening of Marengo Road,</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>and east in the future extension of Walnut Avenue. Alternatively, the project applicant shall construct the off-site improvements associated with the Northeast Trunk Sewer Main. If the improvements associated with the Northeast Trunk Sewer Main have already been completed prior to issuance of building permits, then the project applicant shall submit the fair share fee for the construction of the Northeast Trunk Sewer Main. The fee shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.</i></p> <p><i>4.11-2(d) Prior to issuance of building permits for Liberty Ranch, the project applicant shall provide proof to ensure that adequate capacity exists at the WWTP to serve the project. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.</i></p>	
4.11-3 Be served by a landfill exceeding the permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws.	LS	<i>None required.</i>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.11-4 Increase the demand for additional fire protection services beyond the ability of the existing department to provide adequate service.	LS	<i>None required.</i>	N/A
4.11-5 Increase the demand for additional law enforcement protection services beyond the ability of the existing department to provide adequate service.	LS	<i>None required.</i>	N/A
4.11-6 Increase the total number of students beyond the capacity of local school districts.	LS	<i>None required.</i>	N/A
4.11-7 Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the	PS	<p><i>Liberty Ranch</i></p> <p><i>4.11-7(a)The subdivider for the Liberty Ranch property shall, subject to approval by the Galt Community Development Department, provide in-lieu fees for the dedication of parkland. Payment of in-lieu fees is required at a time consistent with subsections (A) and (B) of Galt MC Section 18.64.080B.06.</i></p> <p><i>Non-Participating Properties and “Future Growth Area”</i></p> <p><i>4.11-7(b)The subdivider for the non-participating properties and</i></p>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
environment.		<i>“Future Growth Area” shall dedicate the amount of parkland required for dedication at the time of the filing of the final map for the subdivision; or subject to approval by the Galt Community Development Department, the subdivider shall provide a combination in-lieu fees and park dedication. Payment of in-lieu fees is required at a time consistent with subsections (A) and (B) of Galt MC Section 18.64.080B.06.</i>	
4.11-8 Increase the demand for additional governmental services, including library services.	LS	<i>None required.</i>	N/A
4.11-9 Development of the proposed project, in combination with future buildout in the City of Galt, could result in inadequate public services and utilities.	LS	<i>None required.</i>	N/A
4.12 Transportation and Circulation			
4.12-1 Short-term impacts related to construction activities.	PS	<i>Liberty Ranch</i> <i>4.12-1 Prior to the beginning of construction for each major phase of development, the applicant shall prepare a construction</i>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>traffic and parking management plan for each phase to the satisfaction of the City Engineer and subject to review by any affected agencies, if necessary. The plan shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained. At a minimum, the plan shall include the following:</i></p> <ul style="list-style-type: none"> • <i>Description of trucks including number and size of trucks per day, expected arrival/departure times, and truck circulation patterns.</i> • <i>Description of staging area including location, maximum number of trucks simultaneously permitted in staging area, use of traffic control personnel, and specific signage.</i> • <i>Description of street closures and/or bicycle and pedestrian facility closures including duration, advance warning and posted signage, safe and efficient access routes for existing businesses and emergency vehicles, and use of manual traffic control.</i> • <i>Description of driveway access plan including provisions for safe vehicular, pedestrian, and bicycle travel, minimum distance from any open trench, special signage, and private vehicle accesses.</i> 	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.12-2 Impacts to Year 2021 study intersections.	PS	<p><i>Liberty Ranch</i></p> <p><i>4.12-2(a) Prior to issuance of a building permit, the project applicant shall pay the City's TCIP fee towards the widening of Twin Cities Road, widening of Marengo Road, construction of the dedicated westbound turn lane, and signalization of the Twin Cities Road/Marengo Road intersection.</i></p> <p><i>4.12-2(b) Prior to issuance of a building permit, the project applicant shall pay the City's TCIP fee towards the reconstruction of the Walnut Avenue/SR 99 interchange.</i></p>	LS
4.12-3 Impacts to Year 2021 study freeway facilities.	S	<i>None feasible.</i>	SU
4.12-4 Impacts to Year 2026 study intersections.	PS	<p><i>Liberty Ranch</i></p> <p><i>4.12-4(a) Implement Mitigation Measure 4.12-2(a).</i></p> <p><i>4.12-4(b) Implement Mitigation Measure 4.12-2(b).</i></p> <p><i>4.12-4(c) Prior to issuance of a building permit, the project applicant shall pay the City's TCIP fee towards construction of a dedicated southbound right turn lane, the widening of Marengo Road, and signalization of the Walnut Avenue/Marengo Road intersection.</i></p>	LS
4.12-5 Impacts to Year 2026 study freeway facilities.	S	<i>None feasible.</i>	SU

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.12-6 Impacts on bicycle and pedestrian facilities.	LS	<i>None required.</i>	N/A
4.12-7 Impacts on the transit system.	LS	<i>None required.</i>	N/A
4.12-8 Impacts to Cumulative (Year 2035) study intersections.	LS	<i>None required.</i>	N/A
4.12-9 Impacts to Cumulative (Year 2035) study freeway facilities.	S	<i>None feasible.</i>	SU
4.12-10 Cumulative impacts to bicycle and pedestrian facilities.	LS	<i>None required.</i>	N/A
4.12-11 Cumulative impacts to the transit system.	LS	<i>None required.</i>	N/A

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