

## **APPENDIX A**

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### Mitigation Monitoring and Reporting Program



# **APPENDIX A ROCKLIN CROSSINGS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM (MARCH 2011)**

## **INTRODUCTION**

In compliance with the State California Environmental Quality Act (CEQA) Guidelines § 15097 (a), when significant effects are identified in an EIR, the Lead Agency is required to adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of approval for the proposed project. This Mitigation Monitoring and Reporting Program (MMRP) has been developed for the Rocklin Crossings Project, consistent with the requirements of § 15097. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Environmental Impact Report for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the project applicant.

## **COMPLIANCE CHECKLIST**

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Environmental Impact Report prepared for the proposed project. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Rocklin. The table attached to this report identifies the mitigation measure, the responsible agency for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City of Rocklin will be responsible for ensuring compliance.

## **MITIGATION MONITORING PLAN**

The following table indicates the mitigation measure number, the mitigation measure text, the monitoring agency, implementation schedule, and an area to record monitoring compliance.

<b>Rocklin Crossings Project Mitigation Monitoring and Reporting Program</b>			
Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<b>4.2 Traffic and Circulation</b>			
<p><b>Mitigation Measure 4.2-1 Rocklin Road/Pacific Street Intersection.</b> The project applicant shall be responsible for adding a northbound right-turn overlap phase (which includes modification of the signal phasing and addition of a new signal head that shows a “right-turn arrow”) to this intersection to mitigate the project impact at this location.</p>	Community Development Department	Prior to the issuance of building permits.	
<p><b>Mitigation Measure 4.2-2 Sierra College Boulevard/Rocklin Road Intersection.</b> The project applicant shall be responsible for adding a westbound through lane (resulting in two through lanes) to this intersection to mitigate the project impact at this location.</p>	Community Development Department	Prior to the issuance of building permits.	
<p><b>Mitigation Measure 4.2-3 Sierra College Boulevard/King Road (Loomis) Intersection.</b> The project applicant shall be responsible for adding a westbound right-turn lane by restriping the westbound approach to this intersection to mitigate the project impact at this location.  In order to implement this measure, the project applicant shall attempt, in good faith, to enter into an agreement with the Town of Loomis by which the applicant either shall be responsible for constructing the improvements at issue or shall provide the Town of Loomis with funding in an amount equal to the agreed upon estimated cost of the improvements.</p>	Community Development Department and Town of Loomis Public Works Director/Town Engineer	Prior to the issuance of building occupancy permits.	
<p><b>Mitigation Measure 4.2-5 Rocklin Road/I 80 Westbound Ramps Without Dominguez Road (Cumulative).</b> The project applicant shall pay the City’s traffic fee and SPRTA fee as the means of funding the project’s fair share of the costs for implementing one of the identified three alternatives included in the feasibility study completed by the City for improving the intersection of Rocklin Road/I-80 westbound ramps.</p>	Community Development Department	Complete improvements or contribute fair share funding prior to the issuance of building occupancy permits.	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p><b>Mitigation Measure 4.2-6 Sierra College Boulevard/Taylor Road (Loomis) Without Dominguez Road (Cumulative).</b> The project applicant shall be responsible for paying the Town of Loomis its fair share of the costs of constructing a westbound left-turn lane (resulting in a dual left-turn lane) and an eastbound right-turn overlap phase for this intersection.</p> <p>In order to implement this measure, the project applicant shall attempt, in good faith, to enter into an agreement with the Town of Loomis by which the applicant shall be responsible for providing to Loomis funds representing the project's fair share of the estimated cost of the constructing the improvements at issue as agreed to by Loomis, but only in the event that the Town of Loomis can demonstrate within a reasonable period of time (i.e., prior to the issuance of occupancy permits) that Loomis has a fee collection system such that a fair share payment from the project applicant will actually result in construction of the contemplated improvements.</p>	<p>Community Development Department and Town of Loomis Public Works Director/Town Engineer</p>	<p>Prior to the issuance of occupancy permits.</p>	
<p><b>Mitigation Measure 4.2-7 Barton Road/Rocklin Road (Loomis) Without Dominguez Road (Cumulative).</b> The project applicant shall be responsible for paying the Town of Loomis its fair share of the costs of constructing the signalization of this intersection.</p> <p>In order to implement this measure, the project applicant shall attempt, in good faith, to enter into an agreement with the Town of Loomis by which the applicant shall be responsible for providing to Loomis funds representing the project's fair share of the estimated cost of the signalization as agreed to by Loomis, but only in the event that the Town of Loomis can demonstrate within a reasonable period of time (i.e., prior to the issuance of occupancy permits) that Loomis has a fee collection system such that a fair share payment from the project applicant will actually result in such signalization.</p>	<p>Community Development Department and Town of Loomis Public Works Director/Town Engineer</p>	<p>Prior to the issuance of occupancy permits.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p><b>Mitigation Measure 4.2-8 Sierra College Boulevard/English Colony Way (Placer County) Without Dominguez Road (Cumulative).</b> The project applicant shall be responsible for paying to Placer County its fair share of the cost of the signalization of this intersection.</p> <p>In order to implement this measure, the project applicant shall attempt, in good faith, to enter into an agreement with the County of Placer by which the applicant shall be responsible for providing to the County funds representing the project's fair share of the estimated cost of the signalization as agreed to by the County, but only in the event that the County can demonstrate within a reasonable period of time (i.e., prior to the issuance of occupancy permits) that the County has a fee collection system such that a fair share payment from the project applicant will actually result in such signalization.</p>	<p>Community Development Department and Placer County Planning Department</p>	<p>Prior to the issuance of occupancy permits.</p>	
<p><b>Mitigation Measure 4.2-10 Sierra College Boulevard/Dominguez Road With Dominguez Road (Cumulative).</b> The project applicant shall pay its fair share (in the form of its required traffic impact fees) for the striping of this intersection when it is constructed in order to accommodate dual left-turn lanes, two through lanes, and a shared through/right-turn lane in the southbound direction and a left turn lane, a shared through lane/right-turn lane, and an exclusive right turn lane in the eastbound direction.</p>	<p>Community Development Department</p>	<p>Prior to the issuance of building permits.</p>	
<p><b>Mitigation Measure 4.2-11 Sierra College Boulevard/English Colony Way (Placer County) With Dominguez Road (Cumulative).</b> Implement Mitigation Measure 4.2-8.</p>	<p>Community Development Department and Placer County Planning Department</p>	<p>Prior to the issuance of building permits.</p>	

<b>Rocklin Crossings Project Mitigation Monitoring and Reporting Program</b>			
Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<b>4.3 Air Quality</b>			
<p><b>Mitigation Measure 4.3-1: Short-Term Construction-Generated Criteria Air Pollutant and Precursor Emissions.</b></p> <p>In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as discussed previously, in addition to implementation of the following recommended mitigation measures during construction of the proposed project (Backus, pers. comm., 2006b).</p> <ul style="list-style-type: none"> <li>▶ The applicant shall submit to the City Engineer and the PCAPCD and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking. This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.</li> <li>▶ The applicant shall suspend all grading operations when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations.</li> <li>▶ Fugitive dust emissions shall not exceed 40% opacity and not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the project applicant shall ensure such agents are controlled as to not to exceed District Rule 228-Fugitive Dust limitations.</li> <li>▶ The project applicant shall ensure that construction equipment exhaust emissions shall not exceed Rule 202-Visible Emission limitations.</li> <li>▶ The project applicant shall ensure compliance with all of PCAPCD's minimum dust requirements.</li> <li>▶ Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.</li> </ul>	<p>Community Development Department and Placer County Air Pollution Control District (PCAPCD)</p>	<p>Submit necessary plans to PCAPCD prior to groundbreaking and implement the remaining measures during construction.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<ul style="list-style-type: none"> <li>▶ PCAPCD-approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</li> <li>▶ Soil binders shall be spread on unpaved roads and employee/equipment parking areas, and streets shall be washed (e.g., wet broom) if silt is carried over to adjacent public thoroughfares.</li> <li>▶ Open burning of any kind shall be prohibited.</li> <li>▶ Idling time shall be minimized to five minutes or less for all diesel-fueled equipment.</li> <li>▶ ARB diesel fuel shall be used for all diesel-powered equipment.</li> </ul>			



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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p>► The project applicant, or the prime contractor, shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will use an aggregate of 40 or more hours for the construction project prior to groundbreaking. The project applicant shall provide the District with the anticipated construction timeline including start date, name, and phone number of the project manager and onsite foreman prior to groundbreaking. The project applicant shall provide a plan for approval by the District demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District’s web site to determine if their off-road fleet meets the requirements listed in this measure. <a href="http://www.airquality.org/ceqa/index.shtml#construction">http://www.airquality.org/ceqa/index.shtml#construction</a>. The contractor can provide the calculation spreadsheets to the District in electronic format for review and for project compliance.</p>			
<p><b>Mitigation Measure 4.3-2: Long-Term Operational (Regional) Criteria Air Pollutant and Precursor Emissions.</b> The City shall require that emission control measures be incorporated into project design and operation. Such measures shall include, but are not limited to, the following items:</p> <p>► The project applicant shall provide transit enhancing infrastructure that includes transit shelters, benches, street lighting, route signs and displays, and/or bus turnouts/bulbs, where determined to be feasible in consultation with City staff and Placer County Transit Agency staff.</p>	<p>Community Development Department, PCAPCD and Placer County Transit Agency</p>	<p>The design components shall be identified prior to approval of Improvement Plans and/or issuance of building permits. The operational measures shall be implemented during site operations.</p>	

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<ul style="list-style-type: none"> <li>▶ The project applicant shall provide bicycle enhancing infrastructure that includes secure bicycle parking.</li> <li>▶ The project applicant, where determined to be feasible in consultation with City staff, shall incorporate measures such as: provide electric maintenance equipment, use solar, low-emissions, or central water heaters, increase wall and attic insulation beyond Title 24 requirements, and orient buildings to take advantage of solar heating and natural cooling, use passive solar designs, energy efficient windows (double pane and/or Low-E), highly reflective roofing materials, cool paving (high albedo pavement) and parking lot tree shading above that required by code, install photovoltaic cells, programmable thermostats for all heating and cooling systems, awnings or other shading mechanisms for windows and walkways, utilize day lighting systems such as skylights, light shelves, interior transom windows.</li> <li>▶ Parking lot design shall include clearly marked pedestrian pathways between transit facilities and building entrances included in the design.</li> <li>▶ The project applicant shall require that all diesel engines be shut off when not in use for longer than 5 minutes on the premises to reduce idling emissions.</li> <li>▶ The home improvement superstore (i) shall not rent pick-up trucks to its customers using fuels other than gasoline or natural gas, (ii) shall use natural gas, propane, or electricity in powering its material handling equipment (forklifts), (iii) shall use only natural gas for its primary back-up generators (a secondary, emergency fuel source is required, however, in the event of gas line rupture), (iv) shall install 110/208 volt outlets for use by delivery trucks auxiliary equipment, and (v) shall post signs prohibiting diesel trucks from idling more than five minutes.</li> </ul>			

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<p>► The free-standing discount superstore (i) shall use natural gas, propane, or electricity in powering its material handling equipment (forklifts), (ii) shall utilize delivery trucks that are powered by an auxiliary power unit that comes on when the trucks idle, and (iii) shall post signs prohibiting diesel trucks from idling more than five minutes.</p>			
<b>4.4 Noise</b>			
<p><b>Mitigation Measure 4.4-2: Construction Blasting Noise.</b>            a. If blasting activities are to occur in conjunction with the improvements, the contractor shall conduct the blasting activities in compliance with state and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any on-site blasting activities. The permit application shall include a description of the work to be accomplished and a statement of the necessity for blasting as opposed to other methods considered including avoidance of hard rock areas and safety measures to be implemented such as blast blankets. The contractor shall coordinate any blasting activities with Police and Fire Departments to insure proper site access and traffic control, and public notification including media, nearby residents and businesses, as determined appropriate by the Rocklin Police and Fire Departments. Blasting specifications and plans shall include a schedule that outlines the time frame in which blasting will occur in order to limit noise and traffic inconvenience.            b. Construction blasting activities shall be subject to the City of Rocklin Construction Noise Guidelines, including limiting construction-related noise generating activities within or near residential areas to the less noise sensitive daytime hours (between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends).</p>	<p>Community Development Department, and Police and Fire Departments</p>	<p>Obtain a blasting permit prior to initiating blasting activities and comply with the terms of the permit during construction activities.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p><b>Mitigation Measure 4.4-4: Exposure of Sensitive Receptors to Excessive Stationary- or Area-Source Noise Levels.</b></p> <ul style="list-style-type: none"> <li>▶ The noise barrier proposed to be constructed along the site’s eastern boundary shall be constructed of masonry block, pre-cast concrete panels, or other massive materials.</li> <li>▶ The height of the noise barrier along the entire eastern boundary shall be sufficient to ensure that the proposed project is consistent with City’s exterior and interior noise levels of 60 dBA L<sub>dn</sub> and 45 dBA L<sub>dn</sub>, respectively, for residential uses exposed to noise sources.</li> <li>▶ Solid noise barriers shall extend along the cold food unloading area of the large retail/grocery store loading dock to further shield refrigeration trucks while being unloaded. Refrigeration trucks shall be required to park within those shielded loading dock areas while on the site.</li> <li>▶ All rooftop mechanical equipment shall be completely screened from view of existing or proposed residences by the proposed building parapet.</li> <li>▶ The noise mitigation measures shall be designed by an acoustical engineer consistent with the Noise Element’s acceptable noise levels for residential land uses.</li> <li>▶ Overnight parking of recreational vehicles for the purpose of overnight camping is not permitted on or within the proposed development. The developer shall install signs throughout the parking area stating “No Overnight Camping Permitted on the Premises. Violators will be cited per Municipal Code Section 10.24.230.”</li> </ul>	<p style="text-align: center;">Community Development Department</p>	<p>The design components shall be identified prior to approval of Improvement Plans and/or issuance of building permits. The construction and operational measures shall be implemented during site construction and operations, respectively.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<b>4.6 Public Services and Utilities</b>			
<p><b>Mitigation Measure 4.6-1: Increased Demand for Water Supply, Treatment, and Facilities.</b></p> <p>The mitigation measures recommended in Chapter 4 of this Draft shall be applied (where applicable) to mitigate any water conveyance construction impacts, if significant, to less-than-significant levels. For example, PCAPCD measures shall be implemented to minimize fugitive dust and construction equipment emissions, and construction equipment shall be effectively muffled and limited to daytime operations. As part of any necessary encroachment permits for work within the roadway, construction traffic control plans shall be prepared and implemented in order to minimize construction traffic hazards.</p>	Community Development Department	Prior to the issuance of building permits, during construction and during site operations, as applicable.	
<b>4.7 Aesthetics</b>			
<p><b>Mitigation Measure 4.7-3: Changes in Visual Character.</b></p> <ul style="list-style-type: none"> <li>▶ The project applicant shall comply with the requirements of the City's design review process in order to ensure that development of the site is of a high quality and does not create visual incompatibilities.</li> <li>▶ The project applicant shall submit for City review and approval a detailed site landscaping plan that softens views of the site from Interstate 80 and Sierra College Boulevard by creating a visual transition between passing vehicle traffic and the project site and minimizes the scale of the proposed commercial buildings. The landscape plan shall effectively screen parking areas, service zones, trash enclosures and mechanical equipment. The landscape plan shall also ensure that the City's parking lot shade requirements are met.</li> </ul>	Community Development Department	Prior to, and as part of, approval of design review entitlements.	

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<p>▶ The project’s landscaping plan includes the planting of trees on the site’s eastern perimeter. This planting shall extend along the entire eastern perimeter and shall consist of a continuous row of evergreen trees. This row of trees shall have sufficient density to create a continuous visual screen between the project site and the adjacent rural residential land uses to the east (or the Rocklin 60 residential subdivision, if it is constructed in the future). The trees shall be capable of growing a sufficient height above the project’s proposed sound wall (i.e., 20- to 25-foot tall trees) to effectively screen views of the project site from the adjacent land uses.</p>			
<p><b>Mitigation Measure 4.7-4: Impacts from Lighting and Reflective Surfaces.</b></p> <p>▶ All exterior lighting fixtures shall be aimed downward and shall include shielding to prevent offsite light spillover.</p> <p>▶ The project applicant shall submit a detailed lighting and photometric plan to the City as part of the design review process. This lighting plan shall ensure that proposed exterior lighting prevents unnecessary glare or reflection and that the lighting does not cause any nuisance, inconvenience, or hazard of any kind on adjoining streets or properties.</p> <p>▶ The project applicant shall adhere to the Rocklin Crossings General Development Guidelines and all City of Rocklin design review requirements, as applicable, regarding the appropriate use of building materials, lighting, and signage to prevent light and glare from adversely affecting motorists and adjacent land uses.</p>	Community Development Department	Prior to, and as part of, approval of design review entitlements.	

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<b>4.8 Public Health and Hazards</b>			
<p><b>Mitigation Measure 4.8-1: Exposure to Known and Unknown Hazardous Materials.</b></p> <p>a. If during site preparation and construction activities previous undiscovered or unknown evidence of hazardous materials contamination is observed or suspected through either obvious or implied measures (e.g., stained or odorous soil, unknown storage tanks, etc.), construction activities shall immediately cease in the area of the find.</p> <p>Placer County Environmental Health Department staff shall be immediately consulted and the project applicant shall contract with a qualified consultant registered in DTSC's Registered Environmental Assessor Program to assess the situation. If necessary, risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent. Any required remediation shall include a DTSC Remedial Action Work Plan or equivalent. Based on consultation between the Registered Environmental Assessor and DTSC, remediation of the site shall be conducted consistent with all applicable regulations.</p> <p>b. Prior to issuance of grading permits, the project applicant shall provide to the City of Rocklin an assessment conducted by or on behalf of PG&amp;E pertaining to the contents of the existing pole mounted transformers located on and nearby the project site. The assessment shall determine whether the existing pole mounted transformer on the site and the pole mounted transformers adjacent to the site contain PCBs and whether there are any records of spills from such equipment. If PCB containing equipment is identified, the maintenance and/or disposal of the transformers shall be subject to the regulations of the Toxic Substances Control Act (TSCA) under the authority of the Placer County Environmental Health Department. If the electrical transformers are determined not to contain PCBs, they shall be labeled as such and no further mitigation shall be required.</p>	<p>Community Development Department, Placer County Environmental Health Department and the California Department of Toxic Substances Control (DTSC), as necessary</p>	<p>The assessment of pole mounted transformers shall be conducted prior to issuance of grading permits. The other measures shall be implemented during site construction activities.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<b>4.9 Geology, Soils and Paleontology</b>			
<p><b>Mitigation Measure 4.9-1: Risks to People and Structures from Seismic Hazards.</b></p> <p>a. Before issuance of a grading permit, the project design plans and specifications, including grading and foundation plans, shall be reviewed by a licensed geotechnical engineer, to ensure that the recommendations in the geotechnical report have been appropriately integrated and comply with Rocklin Municipal Code Chapter 15.28, Grading and Erosion and Sedimentation Control. This review shall also assess the extent to which the recommendations in the geotechnical report are appropriate and sufficient for construction of the buildings described in the final project design plans.</p> <p>b. During project design and construction, all recommendations outlined in the geotechnical report for the project (Wallace Kuhl &amp; Associates 2006) shall be implemented, at the direction of the City engineer, to prevent significant impacts associated with seismic activity. These recommendations specifically identify actions to be taken related to: site clearing, site preparation and engineered fill construction, final subgrade preparation, trench backfilling, foundation design, interior floor slab support and moisture penetration resistance, exterior flatwork, retaining wall design, light pole and entry sign foundations, erosion and slope winterization, surface drainage, pavement design, and geotechnical engineering observation and testing during earthwork. As identified in these recommendations, a geotechnical engineer shall be present on-site during appropriate earthmoving and construction activities to ensure that requirements outlined in the geotechnical report are adhered to for proper fill and compaction of soils.</p>	Community Development Department	Prior to the issuance of grading permits. The geotechnical recommendations shall be implemented during construction activities.	



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<p>c. Should the construction schedule require continued work during the wet weather months (e.g., October through April), the project applicant shall consult with a licensed civil engineer and implement any additional recommendations provided, as conditions warrant. These recommendations would include but not be limited to (1) implementing aeration, to allow site soils to reach a proper moisture content to attain the specified degree of compaction to be achieved; and (2) implementing aeration or lime treatment, to allow any low-permeability surface clay soils intended for use as engineered fill to reach a moisture content that would permit the specified degree of compaction to be achieved (Wallace Kuhl &amp; Associates 2006).</p>			
<p><b>Mitigation Measure 4.9-2: Construction-Related Erosion Hazards.</b></p> <p>a. A grading and erosion control plan shall be prepared by a California Registered Civil Engineer retained by the applicant(s) and submitted to the City of Rocklin for approval prior to issuance of grading permits. The plan shall comply with the City of Rocklin Grading and Erosion and Sedimentation Control (Municipal Code Title 15, Chapter 15.28), the erosion control recommendations in the project's geotechnical report (Wallace Kuhl &amp; Associates 2006), and the California Building Standards Code grading requirements. The plan shall include the site-specific grading proposed for the new development. All grading shall be balanced on the site, where feasible.</p> <p>b. To ensure grading activities do not directly or indirectly discharge sediments into surface waters as a result of construction activities, the project applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall identify Best Management Practices that would be used to protect stormwater runoff and minimize erosion during construction.</p>	<p>Community Development Department and the Central Valley Regional Water Quality Control Board (RWQCB)</p>	<p>Prior to the issuance of grading permits.</p>	

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<b>4.10 Hydrology and Water Quality</b>			
<p><b>Mitigation Measure 4.10-2: Potential for Short-Term Construction-Related Water Quality Degradation.</b></p> <p>a. The project applicant shall demonstrate compliance, through its erosion control plan and SWPPP, with all requirements of the City’s Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the City Code) and the Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the City Code), which regulate stormwater and prohibit non-stormwater discharges except where regulated by an NPDES permit. This includes preparing erosion, sediment, and pollution control plans for the entire construction site. The project’s grading plans shall be approved by the City of Rocklin, Engineering Department prior to the initiation of site grading activities. The project applicant shall implement measures including the use of soil stabilizers, fiber rolls, inlet filters, and gravel bags to prevent pollutants from being carried off-site in stormwater generated on the project site. These measures shall be designed to accommodate stormwater discharges associated with proposed measures that would be implemented to control on-site dust generation (e.g., wheel washing, active watering).</p> <p>b. Prior to the issuance of a grading permit or any construction activity, the project applicant shall obtain from the Central Valley RWQCB the appropriate regulatory approvals for project construction including a Section 401 water quality certification.</p>	<p>Community Development Department and the Central Valley Regional Water Quality Control Board (RWQCB)</p>	<p>Prior to the issuance of grading permits. The construction BMPs shall be implemented during construction activities.</p>	

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<p>c. As required under the NPDES stormwater permit for general construction activity, the project applicant shall prepare and submit the appropriate Notice of Intent and prepare the SWPPP and the erosion control plan for pollution prevention and control prior to initiating site construction activities. The SWPPP shall identify and specify the use of erosion sediment control BMPs, means of waste disposal, implementation of approved local plans, nonstormwater management controls, and inspection and maintenance responsibilities. The SWPPP shall also specify the pollutants that are likely to be used during construction and that could be present in stormwater drainage and nonstormwater discharges. A sampling and monitoring program shall be included in the SWPPP that meets the requirements of SWRCB Order 99-08-DWQ to ensure the BMPs are effective.</p> <p>d. Construction techniques shall be identified that would reduce the potential runoff and the SWPPP shall identify the erosion and sedimentation control measures to be implemented. The SWPPP shall also specify spill prevention and contingency measures, identify the types of materials used for equipment operation, and identify measures to prevent or clean up spills of hazardous materials used for equipment operation and hazardous waste. Emergency procedures for responding to spills shall also be identified. BMPs identified in the SWPPP shall be used in subsequent site development activities. The SWPPP shall identify personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation and performance inspection methods for BMPs specified in the SWPPP. The SWPPP shall also identify the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP. All construction contractors shall retain a copy of the approved SWPPP on the construction site.</p>			

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p><b>Mitigation Measure 4.10-3: Potential Long-Term Degradation of Water Quality.</b></p> <p>Before issuance of a grading permit for the site, the project applicant shall submit a Notice of Intent to comply with the NPDES General Permit for Construction Related Activities and shall comply with all of the permit requirements in order to minimize storm water discharges associated with site operations. In addition, the project applicant shall prepare a SWPPP and implement Best Management Practices designed to minimize sedimentation and release of products used during site operations.</p> <p>Before approval of the final project design, the project applicant shall identify storm water runoff BMPs selected from the Storm Water Quality Task Force’s California Storm Water Best Management Practices Handbook (American Public Works Association 1993), the Bay Area Stormwater Management Agencies Association’s (1999) Start at the Source: Design Guidance Manual for Stormwater Quality Protection, or similar documents. The applicant shall adopt a “treatment train” stormwater quality program in which stormwater is subject to more than one type of BMP. Source control BMPs shall constitute the first-step BMPs and shall include, but would not be limited to, administrative controls such as signage at inlets to prevent illicit discharges into storm drains, parking lot and other pavement area sweeping, public education, and hazardous waste management and disposal programs. Second-step BMPs may include underground hydrodynamic separators or catch basin filters, or, upon approval of the City of Rocklin, a substitute device of equal or greater effectiveness. The second-step BMPs shall contain a media or structure designed to remove oil and grease. The third-step BMP shall include a water quality basin designed according to the Guidance Document for Volume and Flow-based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection published by the Placer Regional Stormwater Coordination Group (PRSCG) (May 2005). The BMPs shall be reviewed for</p>	<p>Community Development Department and Department of Public Works</p>	<p>The Notice of Intent shall be submitted prior to the issuance of grading permits. The stormwater runoff BMPs shall be identified prior to approval of final project design. The Maintenance and Monitoring Plan shall be submitted prior to issuance of the first occupancy permit. The operational BMPs shall be implemented during site operations.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p>adequacy by the City of Rocklin, Engineering Department prior to issuance of a grading permit for the site to ensure that they will effectively remove pollutants from the site's stormwater runoff. Long-term functionality of the stormwater quality BMPs shall be provided for through a maintenance and inspection program. Prior to issuance of the first occupancy permit, the applicant shall submit to the City of Rocklin Department of Public Works a Maintenance and Monitoring Plan for all stormwater BMPs. The Maintenance and Monitoring Plan shall 1) identify a schedule for the inspection and maintenance of each BMP, 2) identify methods and materials for maintenance of each BMP, 3) and include provisions for the repair or replacement of BMPs.</p>			
<b>4.12 Biological Resources</b>			
<p><b>Mitigation Measure 4.12-1: Loss of Wetlands.</b> On May 16, 2007, the project applicant secured authorization for the fill of approximately 0.426 acres of jurisdictional waters of the United States (Nationwide Permit No. 39). Prior to commencing any construction activities associated with the proposed project, the project applicant shall comply with all of the terms and conditions of the Nationwide Permit. In addition, the project applicant shall obtain water quality certification pursuant to Section 401 of the Clean Water Act for the project. Any measures required as part of the issuance of water quality certification shall be implemented.</p> <p>If the proposed project is constructed before the proposed Rocklin 60 residential development is approved, a buffer area shall be established between the detention basin and the wetland resources to the north and east prior to the commencement of construction activities on the project site. Temporary construction fencing shall be installed around these wetland resources for the duration of construction period to ensure construction vehicles and personnel are restricted from entering the wetland areas. This mitigation will not be necessary if the proposed Rocklin 60 residential subdivision is developed prior to construction of the proposed project because the Rocklin 60 project would remove and mitigate for the loss of this wetland habitat.</p>	<p>Community Development Department</p>	<p>Prior to the commencement of construction activities. Temporary construction fencing around the wetlands shall remain in place for the duration of construction if the Rocklin Crossings Project is constructed before the Rocklin 60 residential subdivision.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p><b>Mitigation Measure 4.12-3: Loss of Native Oak and Heritage Trees – Short Term.</b></p> <p>Prior to any grading or construction activity, the project applicant must obtain a tree permit from the City that will include provisions for replacing lost trees and an oak tree restoration plan will be developed and implemented. This plan will provide for the replacement of as many oaks as feasible within the project area.</p> <p>If adequate locations cannot be found, as determined by the Development Services Manager, to replace all removed oak trees, then the remaining mitigation requirement may be met through payment into the existing City of Rocklin Tree Preservation Fund. Payments shall be calculated using the following formula:</p> <p><b>Step 1:</b> Trunk Diameter at Breast Height (TDBH) of all Surveyed Trees on the Site X 20% = Discount Diameter</p> <p><b>Step 2:</b> TDBH of all Surveyed Trees on the Site to be Removed - Discount Diameter = Total Number Inches of TDBH of Replacement Trees Required.</p> <p>Such payments shall be made prior to the issuance of building permits, with review and approval by the City Engineer.</p> <p>The protection of oak trees not scheduled for removal must comply with pertinent sections of the City’s Oak Tree Preservation Ordinance.</p>	<p>Community Development Department</p>	<p>Obtain a tree permit prior to the initiation of site grading or construction activities. Make payments into the Tree Preservation Fund, if necessary, prior to the issuance of building permits.</p>	
<p><b>Mitigation Measure 4.12-4: Loss of Native Oak and Heritage Trees – Long Term.</b></p> <p>Implement Mitigation Measure 4.12-3.</p>	<p>See Mitigation Measure 4.12-3 above.</p>	<p>See Mitigation Measure 4.12-3 above.</p>	<p>See Mitigation Measure 4.12-3 above.</p>
<p><b>Mitigation Measure 4.12-6: Disturbance of Valley Elderberry Longhorn Beetle Habitat.</b></p> <p>The project applicant shall comply with the terms and conditions of the Biological Opinion issued by USFWS on March 10, 2006.</p>	<p>Community Development Department</p>	<p>Prior to the issuance of grading permits.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p><b>Mitigation Measure 4.12-10: Disturbance of Raptors and Migratory Birds.</b></p> <p>a. Removal of nesting habitat for raptors and migratory birds shall be timed to avoid the nesting season.</p> <p>b. If vegetation removal and/or project construction occurs during the nesting season for raptors and migratory birds, preconstruction surveys shall be conducted by a qualified biologist approved by the City. The surveys shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be conducted within 14 days prior to commencement of project activity. The surveys shall be valid for one construction season. If no active nests are found, no further mitigation shall be required.</p> <p>c. If active nests are found, impacts shall be avoided by establishment of appropriate buffers. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. DFG guidelines recommend implementation of 500 foot buffers, but the size of the buffer may be adjusted if a qualified biologist determines through consultation with CDFG and/or USFWS that construction activities would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest.</p>	<p>Community Development Department, and the California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS), if necessary</p>	<p>Surveys shall be conducted no more than 14 days prior to the commencement of construction activities. Nest monitoring shall be conducted, if determined necessary, during construction activities.</p>	
<p><b>Mitigation Measure 4.12-11: Degradation of Chinook Salmon and Steelhead Trout Habitat.</b></p> <p>Implement Mitigation Measures 4.10-2 and 4.10-3 identified in Section 4.10, Hydrology and Water Quality of this report in order to ensure water quality within Secret Ravine Creek is not substantially degraded with project construction and operation.</p>	<p>See Mitigation Measures 4.10-2 and 4.10-3 above.</p>	<p>See Mitigation Measures 4.10-2 and 4.10-3 above.</p>	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<b>4.13 Cultural Resources</b>			
<p><b>Mitigation Measure 4.13-2: Potential Impacts to Undocumented Cultural Resources.</b></p> <p>If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist and the United Auburn Indian Community (UAIC) shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is an historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources could include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.</p>	Community Development Director	During project construction.	



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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p><b>Mitigation Measure 4.13-3: Potential to Uncover Human Remains.</b> In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Section 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred.</p>	Community Development Director	During project construction.	
<p>If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City’s Community Development Director shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB 2641.</p>			
<b>6 Cumulative Impacts</b>			
<p><b>Mitigation Measure 6-20: Cumulative Regional Air Quality Emissions.</b> In accordance with the PCAPCD recommendations, the applicant shall implement the following mitigation measures during construction and operation of the proposed project (Backus, pers. comm., 2006b).</p>	Community Development Department and PCAPCD. Also, see Mitigation Measures 4.3-1 and 4.3-2 above.	During project construction and operations. Also, see Mitigation Measures 4.3-1 and 4.3-2 above.	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p>Implement Mitigation Measures 4.3-1 and 4.3-2. The project shall implement an offsite mitigation program, coordinated through the PCAPCD, to offset the project's long-term ozone precursor emissions. The project's offsite mitigation program must be approved by PCAPCD. The project's offsite mitigation program provides monetary incentives to sources of air pollutant emissions within the SVAB that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the SIP. The offsite mitigation program reduces emissions within the SVAB that would not otherwise be eliminated.</p> <p>In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the PCAPCD Offsite Mitigation Program by paying an equivalent amount of money into the program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined.</p>			
<p><b>Mitigation Measure 6-22: Cumulative Visual Impacts.</b> Implement the mitigation measures identified in Section 4.7, Aesthetics.</p>	See Mitigation Measure 4.7-3 and 4.7-4 above.	See Mitigation Measure 4.7-3 and 4.7-4 above.	
<p><b>Mitigation Measure 6-23: Cumulative Biological Resource Impacts.</b> Implement the mitigation measures identified in Section 4.12, Biological Resources.</p>	See Mitigation Measures 4.12-1, 4.12-3, 4.12-6, 4.12-10 and 4.12-11 above.	See Mitigation Measures 4.12-1, 4.12-3, 4.12-6, 4.12-10 and 4.12-11 above.	
<p><b>Mitigation Measure 6-24: Cumulative Climate Change.</b> The project applicant shall implement the mitigation measures identified in Section 4.3, Air Quality, in order to reduce GHG emissions:</p> <p><b>Mitigation Measure 4.3-1:</b> In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations, in addition to implementation of the following recommended mitigation measures during construction of the proposed project:</p>	Community Development Department. Also, see Mitigation Measures 4.3-1 and 4.3-2 above.	During project construction and operations. Also, see Mitigation Measures 4.3-1 and 4.3-2 above.	

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<ul style="list-style-type: none"> <li>▶ The applicant shall submit to the City Engineer and the PCAPCD and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking. This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.</li> <li>▶ The applicant shall suspend all grading operations when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations.</li> <li>▶ Fugitive dust emissions shall not exceed 40% opacity and not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the project applicant shall ensure such agents are controlled as to not to exceed District Rule 228-Fugitive Dust limitations.</li> <li>▶ The project applicant shall ensure that construction equipment exhaust emissions shall not exceed Rule 202-Visible Emission limitations.</li> <li>▶ The project applicant shall ensure compliance with all of PCAPCD’s minimum dust requirements.</li> <li>▶ Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.</li> <li>▶ PCAPCD-approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</li> <li>▶ Soil binders shall be spread on unpaved roads and employee/equipment parking areas, and streets shall be washed (e.g., wet broom) if silt is carried over to adjacent public thoroughfares.</li> <li>▶ Open burning of any kind shall be prohibited.</li> </ul>			

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p>▶ Idling time shall be minimized to five minutes or less for all diesel-fueled equipment.</p> <p>▶ ARB diesel fuel shall be used for all diesel-powered equipment.</p> <p>▶ The project applicant, or the prime contractor, shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will use an aggregate of 40 or more hours for the construction project prior to groundbreaking. The project applicant shall provide the District with the anticipated construction timeline including start date, name, and phone number of the project manager and onsite foreman prior to groundbreaking. The project applicant shall provide a plan for approval by the District demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent ARB fleet average.</p> <p>Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. <a href="http://www.airquality.org/ceqa/index.shtml#construction">http://www.airquality.org/ceqa/index.shtml#construction</a>. The contractor can provide the calculation spreadsheets to the District in electronic format for review and for project compliance.</p>			
<p><b>Mitigation Measure 4.3-2:</b> The City shall require that emission control measures be incorporated into project design and operation. Such measures shall include, but are not limited to, the following items:</p>			

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<ul style="list-style-type: none"> <li>▶ The project applicant shall provide transit enhancing infrastructure that includes transit shelters, benches, street lighting, route signs and displays, and/or bus turnouts/bulbs, where determined to be feasible in consultation with City staff and Placer County Transit Agency staff.</li> <li>▶ The project applicant shall provide bicycle enhancing infrastructure that includes secure bicycle parking.</li> <li>▶ The project applicant, where determined to be feasible in consultation with City staff, shall incorporate measures such as: provide electric maintenance equipment, use solar, low-emissions, or central water heaters, increase wall and attic insulation beyond Title 24 requirements, and orient buildings to take advantage of solar heating and natural cooling, use passive solar designs, energy efficient windows (double pane and/or Low-E), highly reflective roofing materials, cool paving (high albedo pavement) and parking lot tree shading above that required by code, install photovoltaic cells, programmable thermostats for all heating and cooling systems, awnings or other shading mechanisms for windows and walkways, utilize day lighting systems such as skylights, light shelves, interior transom windows.</li> </ul>			
<ul style="list-style-type: none"> <li>▶ Parking lot design shall include clearly marked pedestrian pathways between transit facilities and building entrances included in the design.</li> <li>▶ The project applicant shall require that all diesel engines be shut off when not in use for longer than 5 minutes on the premises to reduce idling emissions.</li> </ul>			

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p>► The home improvement superstore (i) shall not rent pick-up trucks to its customers using fuels other than gasoline or natural gas, (ii) shall use natural gas, propane, or electricity in powering its material handling equipment (forklifts), (iii) shall use only natural gas for its primary back-up generators (a secondary, emergency fuel source is required, however, in the event of gas line rupture), (iv) shall install 110/208 volt outlets for use by delivery trucks auxiliary equipment, and (v) shall post signs prohibiting diesel trucks from idling more than five minutes.</p> <p>► The free-standing discount superstore (i) shall use natural gas, propane, or electricity in powering its material handling equipment (forklifts), (ii) shall utilize delivery trucks that are powered by an auxiliary power unit that comes on when the trucks idle, and (iii) shall post signs prohibiting diesel trucks from idling more than five minutes.</p> <p>Furthermore, the City has determined that in addition to the project features identified in Table 6-17, the following mitigation measures would be appropriate for the proposed project and shall be required with project implementation.</p> <p>1) All dock and delivery areas shall be posted with signs informing truck drivers of the California Air Resources Board regulations including the following:</p> <ul style="list-style-type: none"> <li>► Truck drivers shall turn off engines when not in use.</li> <li>► All diesel delivery trucks servicing the project shall not idle more than five minutes, consistent with Mitigation Measure 4.3-2.</li> <li>► Restrict idling emissions by using auxiliary power units and electrification in the docking areas if provided by the operator.</li> </ul> <p>2) Auxiliary power shall be provided for TRUs, as feasible, at all docking facilities to minimize emissions from these units while on the project site.</p>			

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Mitigation Measures	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
<p>3) Implement carpool/vanpool program such as carpool ride matching for employees, assistance with vanpool formation, and provisions of vanpool vehicles.</p> <p>4) Provide preferential employee parking for carpool and vanpool vehicles.</p> <p>5) Provide transit incentives (e.g., transit subsidies for employees, implement a parking cash-out program for employees, provide transit route maps, fares, and schedules posted at the worksite in a conspicuous location [e.g., employee breakroom].</p> <p>6) Restroom sinks within individual buildings on the site shall use sensor-activated, low-flow faucets. The low-flow faucets, because they regulate flow, reduce water usage by 84 percent, while the sensors, which regulate the amount of time the faucets flow, save approximately 20 percent in water usage over similar, manually operated systems.</p>			

