

APPENDIX A - THRESHOLDS OF SIGNIFICANCE

A. VISUAL RESOURCES

Thresholds of Significance

For the purposes of these Findings, an impact is considered significant if the Project, without mitigation, would:

- Substantially alter or degrade the visual character or quality of the project site;
- Have a substantial adverse effect on a scenic vista; or
- Substantially increase light or glare in the project site or vicinity and thereby adversely affect day or nighttime views.

(Draft EIR, p. E-9.)

B. GEOLOGY, SOILS AND SEISMICITY

Standards of Significance

For the purposes of these Findings, impacts are considered significant if the Project, without mitigation, would:

- Expose people or structures to substantial adverse effects as a result of strong groundshaking, seismic-related ground failure, liquefaction, lateral spreading, landslides, or lurch cracking;
- Result in substantial erosion or unstable slope or soil conditions through alteration of topographic features, dewatering, or changes in drainage patterns; or
- Expose people, structures, or infrastructure components to increased risk of injury or damage due to the presence of expansive soils, soil settlement/compaction, or other geotechnical constraints.

(Draft EIR, p. G-1.)

C. HYDROLOGY, WATER QUALITY, AND FLOODING

Thresholds of Significance

For the purposes of these Findings, impacts are considered significant if the Project, without mitigation, would:

- Violate any water quality standards or waste discharge requirements or substantially degrade water quality;
- Substantially alter the existing drainage pattern in a manner that will either result in substantial erosion or siltation on- or off-site, or increase the rate or amount of surface runoff resulting in flooding on- or off-site;
- Create or contribute runoff that will exceed the capacity of existing or planned stormwater drainage systems;
- Expose people or structures to increased risk of flooding by placing residential structures within a 100-year floodplain, mapped on a federal FIRM map or other flood hazard delineation map; or
- Expose people or structures to risk of flooding by siting structures where they can impede or redirect flood flows.

(Draft EIR, pp. H-16, H-17.)

D. BIOLOGICAL RESOURCES

Thresholds of Significance

For the purposes of these Findings, impacts are considered significant if the Project, without mitigation, would:

- Conflict with adopted environmental plans and goals of the community where the project is located, such as a tree preservation policy or ordinance;
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species;
- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations;
- Substantially reduce the habitat of a fish or wildlife species;
- Cause a fish or wildlife population to drop below self-sustaining levels;

- Threaten to eliminate a plant or animal community;
- Reduce the number or restrict the range of an endangered, rare or threatened species;
- Result in a long-term or short-term loss of a substantial number of mature, healthy oak trees;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations; or
- Have a substantial adverse effect on federally protected wetlands defined by section 404 of the Clean Water Act.

(Draft, EIR, p. I-31.)

E. AIR QUALITY

Thresholds of Significance

For the purposes of these Findings, impacts are considered significant if the Project, without mitigation, would:

- Cause emissions from all project-related sources (including mobile sources) to exceed the PCAPCD's new share review rule, which includes the following thresholds:

lb/day	Reactive organic gases:	82
lb/day	Nitrogen oxides:	82
lb/day	Carbon monoxide:	550
lb/day;	Particulate matter less than 10 microns:	82

- Cause or contribute to local carbon monoxide concentrations exceeding 20 parts per million (ppm) over a 1-hour averaging period or 9 ppm over an 8-hour averaging period at worst-case locations near congested intersections;
- Expose sensitive receptors to toxic air contaminants that will adversely impact their health and well being; or
- Conflict with or obstruct implementation of any applicable air

quality plans.

(Draft EIR, p. K-11.)

F. NOISE

Thresholds of Significance

For the purposes of these Findings, impacts are considered significant if the Project, without mitigation, would:

- Substantially increase, on a permanent basis, the ambient noise levels in the project vicinity above levels existing without the project;
- Result in noise exposure circumstances that will be considered unacceptable with regard to the state noise compatibility guidelines used by the City of Rocklin in the Noise Element of the General Plan; or
- Result in site preparation, and/or construction noise that will not comply with the City's construction noise compatibility guidelines.

(Draft EIR, pp. L-7, L-8.)

G. PUBLIC SERVICE

Thresholds of Significance

For the purposes of these Findings, an impact is considered significant if the Project, without mitigation, would:

- Result in the physical prevention of the routine extension of law enforcement, fire protection or emergency services to the project site or creation of a physical obstacle;
- Create an increase in demand for police protection or fire protection services, which will substantially interfere with the ability of the police or fire departments to provide adequate response time to the project site;
- Result in insufficient fire flows;
- Create an increased demand for schools that will exceed existing school capacity;
- Fail to meet the city's standards for the provision of parkland; or

- Increase demand for parks that require the construction of new park facilities.

(Draft EIR, pp. M-4, M-9, M-16, M-21.)

H. PUBLIC UTILITIES

Thresholds of Significance

For the purposes of these Findings, impacts are considered significant if the Project (without mitigation) would:

- Require additional water supplies from existing water entitlements and resources; or require new or expanded entitlements to serve the project; or
- Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- Encourage activities that result in the use of large amounts of electricity or natural gas or the use of electricity or natural gas in a wasteful manner.
- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Result or require the construction of or expansion of wastewater treatment facilities, that could create significant environmental effects; or
- Be served by a wastewater treatment provider that does not have adequate capacity to serve the project in addition to serving their existing commitments.

(Draft EIR, pp. N-6, N-13, N-17, N-22.)

I. CULTURAL RESOURCES

Thresholds of Significance

For the purposes of these Findings, impacts are considered significant if the Project (without mitigation) would:

- Create a substantial adverse change in the significance of an historical resource, pursuant to Section 15064.5 of the State CEQA Guidelines;
- Cause a significant adverse effect on a unique archaeological resource;
- Allow development that would be inconsistent with the City's General Plan or other City plans, policies, or ordinances;
- Directly or indirectly destroy a unique paleontological resource or geologic feature; or
- Disturb any human remains.

(Draft EIR, pp. O-11, O-12.)

J. PUBLIC SAFETY AND HAZARDS

Thresholds of Significance

For the purposes of these Findings, impacts are considered significant if the Project (without mitigation) would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment;
- Expose people to risk of injury or death from physical safety hazards; or
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

(Draft EIR, p. P-8.)

EXHIBIT B

**GRANITE LAKES ESTATES
MITIGATION MONITORING PLAN**

The California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq, as amended by Chapter 1232) requires all lead agencies before approving a proposed project to adopt a reporting and monitoring program for adopted or required changes to mitigate or avoid significant environmental effects. The reporting or monitoring program shall be designed to ensure compliance during project implementation as required by AB 3180 (Cortese) effective on January 1, 1989 and Public Resources Code Section 21081.6. This law requires the lead agency responsible for the certification of an environmental impact report to prepare and approve a program to both monitor all mitigation measures and prepare and approve a report on the progress of the implementation of those measures.

The responsibility for monitoring assignments are based upon the expertise or authority of the person(s) assigned to monitor the specific activity. The City of Rocklin Community Development Director or his designee shall monitor to assure compliance and timely monitoring and reporting of all aspects of the mitigation monitoring program.

The Mitigation Monitoring Plan identifies the mitigation measures associated with the project and identifies the monitoring activities required to ensure their implementation through the use of a table format. The columns identify: Mitigation Measure, Implementation and Monitoring responsibilities. Implementation responsibility is when the project through the development stages are checked to ensure that the measures are included prior to the actual construction of the project such as: Final Map (FM), Improvement Plans (IP), Building Permits (BP), Tentative Map (TM), Specific Plan Use Permit (SP), and Standard City Requirement (REQ). Monitoring responsibility identifies the department responsible for monitoring the mitigation implementation such as: Community Development (CDD), Engineering/Public Works (DPW), Community Facilities (CFD), Police (PD), and Fire Departments (FD). The initials of the implementation timing and responsible department are previously presented at the end of each term.

The following table presents the Mitigation Monitoring Plan with the Mitigation Measures, Implementation, and Monitoring responsibilities. After the table is a general Mitigation Monitoring Report Form which will be used as the principal reporting form for this monitoring program. Each mitigation measure will be listed on the form and provided to the responsible department.

E:\clerk\reso\Granite Lakes Mitigation Monitoring Plan 052802

PROJECT DESCRIPTION

The Granite Lakes Estates project (Proposed Project) is an 80-acre site located just east of Interstate 80 near the intersection of Greenbrae and Aguilar Roads in the City of Rocklin. The project includes development of a 119 single-family residences on 38.8 acres, 32.42 acres of open space, and 8.81 acres set aside for roadways. In addition, the Proposed Project includes off-site road improvements to connect the project site to the existing Monument Springs Drive, located north of Secret Ravine in an unincorporated area of Placer County with a bridge over Secret Ravine Creek. The project also includes using an existing quarry on-site as a stormwater detention basin and constructing a 10-foot wide multi-use paved trail in the open space area adjacent to the Secret Ravine Creek.

The Mitigation Monitoring Plan (MMP) is arranged as a table with five columns: Mitigation Measure, Monitoring Program, Implementation Responsibility, Monitoring Responsibility, and Timing. The Mitigation Measure column includes a list of all the mitigation measures identified in the DEIR. The "required" mitigation measures identified as REQ MM in the DEIR are included at the back of the table. The Monitoring Program identifies the specific steps that must be taken in order to comply with the mitigation measure. The Implementation Responsibility identifies the entity/department responsible for implementing the "monitoring program." The Monitoring Responsibility identifies the entity/department responsible for ensuring the monitoring program has been completed as specified. Lastly, the Timing indicates at what point in the process the monitoring program needs to be completed. This table is a summary of the progress of implementation. The City of Rocklin Community Development Director will provide overall monitoring of this project.

Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
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D. Land Use

No land use mitigation measures were recommended or required for the project.

E. Visual Resources

REQ-MM Roadway streetlights on the project site shall adhere to the City of Rocklin residential street light standards.

F. Population, Employment and Housing

No population, employment and housing mitigation measures were recommended or required for the project.

G. Geology, Soils, and Seismicity

REQ-MM Development of the Proposed Project shall be consistent with the California Building Code (CBC) and Uniform Building Code (UBC).

GMM-2(a) Consistent with the City's Community Safety Element Policy 1 and State building requirements (i.e., CBC and UBC), the recommendations presented in the geotechnical reports preparation and construction

Timing

IP = Identified on Improvement Plans
 BP = Implement at Building Permit
 TM = Tentative Map, Prior to Approval
 FM = Final Map
 PDG = General Development Plan, prior to approval

Monitoring Responsibility

DPW = Department of Public Works
 PLAN = Planning Division
 BD = Building Division
 ED = Engineering Division

PCAPCD = Placer County Air Pollution Control District
 PD = Police Department
 FD = Fire Department
 CDFG = California Department of Fish and Game
 PCDEH = Placer County Division of Environmental Health

Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>prepared by Raney Geotechnical (Geotechnical Investigation – Granite Lakes Estates, Greenbrae Road, Rocklin, California, December 17, 1999) and Brown & Mills Inc. Geotechnical Investigation (Report, Proposed Roadway Bridge, Monument Springs Drive, Rocklin, California, July 15, 1999), shall be followed to ensure that site preparation and construction methods are completed in accordance with the physical parameters of the project site. The reports provide technical recommendations regarding the following: site preparation; slope stability; foundations; slab-on-grade floors; elevated wood floors; retaining walls; building code design parameters; erosion control; pavement design; and Monument Springs Drive bridge foundations.</p>	<p>plan in accordance with Mitigation Measure GMM-2(a) and the geotechnical reports prepared by Raney Geotechnical and Brown & Mills Inc. Geotechnical Investigation</p>	Contractor	DPW, PD	Prior to Blasting
<p>GMM-2(b) If blasting activities are to occur in conjunction with site development, 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 or Placer County (if applicable) prior to commencing any blasting activities. Information submitted in order to obtain a blasting permit includes a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas and safety measures to be implemented such as the use of blast blankets. The contractor shall coordinate any blasting activities with police and fire departments to ensure</p>	<p>Obtain blasting permit</p> <p>Confirm that permit application includes information specified in GMM-2(b), and that appropriate consultation has occurred.</p>	Contractor, Police Department	PD	Prior to approval of blasting permit
<p>Timing IP = Identified on Improvement Plans BP = Implement at Building Permit TM = Tentative Map, Prior to Approval FM = Final Map PDG = General Development Plan, prior to approval</p>	<p>Monitoring Responsibility DPW = Department of Public Works PLAN = Planning Division BD = Building Division ED = Engineering Division</p>	<p>PCAPCD = Placer County Air Pollution Control District PD = Police Department FD = Fire Department CDFG = California Department of Fish and Game PCDEH = Placer County Division of Environmental Health</p>		

Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
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proper site access control, traffic control, and public notification including the media, nearby residents, and businesses, as determined appropriate by the Rocklin Police Department. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

REQ-MM	The Proposed Project shall comply with the erosion control and site preparation requirements of the CBC, UBC, and the City's Construction Specifications, Improvement Standards, Standard Drawings, and Best Available Technologies/Best Management Practices (BATs/BMPs).	Developer	BD	BP
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H. Hydrology, Water Quality and Flooding

REQ-MM	Comply with, at minimum, the provisions of the State General Construction Activity Permit, which requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the implementation of Best Management Practices (BMPs) and Best Available Technologies (BAT) to control construction site runoff. Typical BMPs that could be used during construction of the Proposed Project include, but are not limited to, the following:	Developer	ED, DPW, BD	IP, BP
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Timing	IP = Identified on Improvement Plans BP = Implement at Building Permit TM = Tentative Map, Prior to Approval FM = Final Map PDG = General Development Plan, prior to approval	Monitoring Responsibility	DPW = Department of Public Works PLAN = Planning Division BD = Building Division ED = Engineering Division	PCAPCD = Placer County Air Pollution Control District PD = Police Department FD = Fire Department CDFG = California Department of Fish and Game PCDEH = Placer County Division of Environmental Health
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Mitigation Measure

Temporary facilities such as wattles, sandbags, and hay bales may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs during construction to ensure they function properly.

Monitoring Program

Implementation Responsibility **Monitoring Responsibility** **Timing**

Timing

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Mitigation Measure

HMM-4(a) Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) and Best Available Technologies (BATs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (California Storm Water Best Management Practices Handbook, 1993), the Bay Area Stormwater Management Agencies Association Design Guidance Manual, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall be identified in the Conditions of Approval. Typical BMPs that could be used at the Proposed Project include, but are not limited to, the following:

- Application of appropriate signage to all storm drain inlets indicating that they outlet to the natural drainageways;
- Application of a street sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainages;
- Installation and maintenance of oil and grit separators

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Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
Demonstrate appropriate BMPs and BATs are incorporated into TM	Developer	PLAN, ED	TM
Include specified construction related BMPs in improvement plans	Developer	ED, DPW	IP
Inspect construction sites to confirm BMPs in use	DPW	DPW	Periodically during construction

	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
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- in all drop inlets to capture potential contaminants which enter the storm drain system;**
- Minimize sources of concentrated flow by maximizing use of natural drainages to decelerate flows, collect pollutants and suspended sediment;
 - Establish vegetation in stormwater drainages to achieve optimal balance of conveyance and water quality protection characteristics;
 - Placement of velocity dissipaters, rip-rap, and/or other appropriate measures to slow runoff, promote deposition of waterborne particles, and reduce the erosive potential of storm flows;
 - Prompt application of soil protection and slope stabilization practices to all disturbed areas; and
 - Utilization of the proposed stormwater system's detention basins collect and temporarily detain stormwater so that sediment can settle prior to being discharged into the waterways.

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- Creation of storage basins consisting of depressed areas, usually lined, that are sized to hold storm runoff and settle out material (the facility usually has a type of outlet device that is above the bottom of the basin or a small rip rapped berm over which the treated water can flow);
- Creation of a below-ground storage basin consisting of vertical or horizontal corrugated metal or HDPE pipes sized to allow the volume of water required to be treated to percolate into the ground;
- Use of fossil filters consisting of small filters that are placed like troughs around the inside top drain inlets or at ditch outlets.
- Creation of underground stormwater interceptors, which are underground tanks, similar to septic tanks, that are designed to allow material to settle out and also can have a grease trap to separate oil and petroleum products, prior to discharge; and
- Use of rock-lined ditches, which are surface ditches that are lined with rock, with or without filter material, with the rock lining material designed to allow water to filter into the ground.

Provisions for the maintenance and periodic inspection of permanent facilities outside of the public right-of-way will be provided for in the Covenants, Codes, and Restrictions (CC&Rs). These provisions would include periodic

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>inspection, cleaning, and the replacement of filter materials, as necessary to retain the integrity of the BMP.</p> <p>HMM-4(b) In addition to BMPs and BATs to reduce urban pollutants in runoff, the Homeowners Association or City of Rocklin shall contract with a qualified professional to conduct annual water quality testing at the detention basin, pond, and at locations upstream and downstream of the project site to ensure consistency with standards set by the RWQCB, to the satisfaction of the Public Works Director, and to further ensure that water coming into Secret Ravine Creek from the project site will result in no net adverse change in water quality in Secret Ravine Creek. Costs associated with the water quality testing shall be funded by the Homeowners Association or other appropriate financing district. If the Homeowner's Association is responsible for water quality testing, the covenants, conditions, and restrictions (CC&Rs) for the project shall</p> <p>(i) provide for the collection of assessment from property owners sufficient to fund this testing in perpetuity,</p> <p>(ii) require the Homeowners Association to furnish annual reports of the water quality tests to the City's Public Works Director,</p>	<p>Conduct annual water quality testing in accordance with Mitigation Measure HMM-4(b)</p>	<p>Homeowners Association or the City of Rocklin</p>	<p>DPW</p>	<p>Annually, beginning the year after the project is occupied</p>
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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>(iii) expressly include an obligation that water coming into Secret Ravine Creek from the project site will not, by itself, result in any net adverse change in water quality in Secret Ravine Creek, and</p> <p>(iv) provide the City with the legal right to seek an injunction against the Homeowners Association in the event that the water quality tests are not performed or the 'no net adverse change in water quality standard' is not satisfied.</p>				
<p>REQ-MM Comply with, at minimum, the provisions of the State General Construction Activity Permit, which requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the implementation of Best Management Practices (BMPs) and Best Available Technologies (BATs) to control construction site runoff. Typical BMPs that could be used during construction of the Proposed Project include, but are not limited to, the following:</p> <p>Temporary facilities such as waddles and sandbags may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or</p>		Developer	ED, DPW, BD	IP, BP
<p>Timing</p> <p>IP = Identified on Improvement Plans</p> <p>BP = Implement at Building Permit</p> <p>TM = Tentative Map, Prior to Approval</p> <p>FM = Final Map</p> <p>PDG = General Development Plan, prior to approval</p>	<p>Monitoring Responsibility</p> <p>DPW = Department of Public Works</p> <p>PLAN = Planning Division</p> <p>BD = Building Division</p> <p>ED = Engineering Division</p>		<p>PCAPCD = Placer County Air Pollution Control District</p> <p>PD = Police Department</p> <p>FD = Fire Department</p> <p>CDFG = California Department of Fish and Game</p> <p>PCDEH = Placer County Division of Environmental Health</p>	

Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
groundwater. The construction contractor would be required to monitor and maintain all BMPs during construction to ensure they function properly.				
HMM-6(a) Implementation of Mitigation Measure HMM-4(a) would reduce the Proposed Project's contribution to urban containment loading.	See HMM-4(a)	See HMM-4(a)	See HMM-4(a)	See HMM-4(a)
HMM-6(b) If the results of the water quality testing (HMM-4[b]) indicate stormwater discharges from the project site are contributing to water quality degradation in Secret Ravine Creek, the Homeowners Association or the City of Rocklin shall contract with a qualified professional to develop and implement a remediation plan to ensure no net change in water quality due to water entering Secret Ravine Creek from the project site. Plan actions could include, but would not be limited to: procedures for managing known or potential changes in water quality (e.g., additional physical or administrative source controls); and/or remediation.	Hire qualified professional to prepare plan	Homeowners Association or City of Rocklin	DPW	Within 1 month of obtaining results of annual monitoring
	Submit plan to Director of Public Works	Homeowners Association or City of Rocklin	DPW	Within 60 days of obtaining results from annual monitoring
	Inspect site to ensure plan has been implemented	DPW	DPW	Within 30 days of approving plan (unless
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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
I. Biological Resources				
REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Tree Ordinance (Chapter 17.77 of the Rocklin Municipal Code (Ordinance 676)), including payment of fees and/or replacement of trees.		Developer	PLAN, ENG	IP, BP
IMM-4(a) The City shall require the project applicant and/or any developers filing tentative maps to mitigate impacts to ensure the avoidance of any net loss of seasonal wetlands and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers, under Section 404 of the Clean Water Act, and under Sections 1600 - 1607 of the California Fish and Game Code, as administered by the California Department of Fish and Game (CDFG), which includes obtaining all required permits from the U.S. Army Corps of Engineers and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.	Prepare and submit wetland delineation and mitigation plan, per Mitigation Measure IMM-4. Demonstrate that mitigation measures are consistent with TM	Developer	PLAN	TM
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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>IMM-4(b) The wetland areas in the southern portion of the project site shall be monitored during at least one growing season after the Boardman Canal is piped to determine if the wetland areas lose value and function due to the removal of this potential water source. If necessary the wetland areas shall be replaced consistent with the USCOE requirements.</p>	<p>After the Boardman Canal is piped, a qualified biologist shall be hired to monitor the wetland areas in the southern portion of the site</p>	<p>Developer, Contractor</p>	<p>PLAN, DPW</p>	<p>One year after the canal is piped</p>
<p>IMM-5(a) The project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction breeding-season survey (approximately February 15 through August 1) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the Proposed Project site.</p> <p>If phased construction procedures are planned for the Proposed Project, the results of the above survey shall be valid only for the season when it is conducted.</p> <p>A report shall be submitted to the City of Rocklin, following the completion of the raptor nesting survey that includes, at a minimum, the following information:</p> <p>A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of</p>	<p>Conduct a pre-construction breeding season survey for nesting birds-of-prey on and directly adjacent to the project site, per Mitigation Measure IMM-5(a) and submit survey report to the City</p>	<p>Developer, Contractor</p>	<p>PLAN, DPW</p>	<p>Between 2/15 and 8/1 of each year of construction or grading</p>
<p>Timing</p> <p>IP = Identified on Improvement Plans BP = Implement at Building Permit TM = Tentative Map, Prior to Approval FM = Final Map PDG = General Development Plan, prior to approval</p>	<p>Monitoring Responsibility</p> <p>DPW = Department of Public Works PLAN = Planning Division BD = Building Division ED = Engineering Division</p>	<p>PCAPCD = Placer County Air Pollution Control District PD = Police Department FD = Fire Department CDFG = California Department of Fish and Game PCDEH = Placer County Division of Environmental Health</p>		

Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
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references cited and persons contacted. A map showing the location(s) of any raptor nests observed on the project site.

If the above survey does not identify any nesting raptor species on the project site, no further mitigation would be required. However, should any raptor species be found nesting on the project site, the following mitigation measure shall be implemented.

IMM-5(b) The project applicant, in consultation with the City of Rocklin and CDFG, shall avoid all birds-of-prey nest sites located in the project site during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.

If nests are found, delay construction until August 1

Developer,
Contractor

PLAN, DPW

Upon identification of nest

If active nests are found, develop and implement a mitigation measures in consultation with the California State Department of Fish and Game

Developer,
PLAN, DFG

PLAN, DPW

Upon identification of nest

IMM-5(c) If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.

Defer removal of nest until after August 30

Contractor

DPW

Upon identification of active nest in tree slated for removal

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>IMM-6 The City shall require the project applicant and/or any developers filing tentative maps to mitigate impacts to elderberry shrubs hosting the Valley Elderberry Longhorn Beetle (VELB) by avoiding any net loss of such shrubs. Such avoidance may be achieved by entering into a formal consultation with the US Fish and Wildlife Services (USFWS), by obtaining the necessary take permit for VELB, and by taking all necessary steps required to comply with the take permit issued by USFWS for avoidance and replacement of elderberry shrubs consistent with USFWS guidelines.</p>	Where potential VELB habitat has been identified, identify elderberry shrubs in near the proposed project, and design the project to avoid them	Developer	PLAN	TM
<p>IMM-9(a) Implement Mitigation Measure IMM-4(a) (e.g., BMPs such as planting filtering vegetation within the spillway wash on the west side of the existing pond) and IMM-4(b).</p>	If avoidance is infeasible, obtain the necessary take permit, and complete all steps required to comply with the take permit, in consultation with the USFWS.	Developer	PLAN	TM
<p>IMM-9(b) Detain runoff water in proposed detention basin (existing quarry) to allow for settling of sediment and heavy runoff particulates (i.e., naturally occurring metals). During storm events, water shall be discharged into Secret Ravine Creek per flow and volume requirements (see Section H, Hydrology and water quality for detail regarding flow and volume).</p>	See IMM-4(a) and IMM-4(b)	See IMM-4(a) and IMM-4(b)	See IMM-4(a) and IMM-4(b)	See IMM-4(a) and IMM-4(b)
	Submit plans for basin per IMM-9(b)	Contractor	ED, DPW	IP
	Inspect site to ensure basin operating correctly	DPW	DPW	Periodically during construction after storm events
<p>Timing</p> <p>IP = Identified on Improvement Plans BP = Implement at Building Permit TM = Tentative Map, Prior to Approval FM = Final Map PDG = General Development Plan, prior to approval</p>	<p>Monitoring Responsibility</p> <p>DPW = Department of Public Works PLAN = Planning Division BD = Building Division ED = Engineering Division</p>	<p>PCAPCD = Placer County Air Pollution Control District PD = Police Department FD = Fire Department CDFG = California Department of Fish and Game PCDEH = Placer County Division of Environmental Health</p>		

Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
IMM-9(c) Implement Mitigation Measure IMM-6(b).	See IMM-6(b)	See IMM-6(b)	See IMM-6(b)	See IMM-6(b)
IMM-9(d) In addition to the water quality testing described in Mitigation Measure IMM-4(b), information regarding the depth to sediment in detention facilities shall be provided every two years or other time frame approved by the Director of Public Works. If it is determined (through consultation with the Director of Public Works) that sediment needs to be removed from detention facilities to ensure adequate stormwater capacity is available, the contractor shall implement appropriate BMPs to protect terrestrial and aquatic resources and water quality to the satisfaction of the Public Works Director. Sediments removed shall be tested for contaminants and disposed of according to laws and regulations in effect at that time. All costs associated with sediment monitoring, removal, and disposal shall be paid by the Homeowner's Association or other appropriate financing district.	Hire a qualified professional to determine depth of sediment in detention facilities.	Homeowner's Association or the City of Rocklin	DPW	Starts after 1 st year that grading/construction commences and every two years thereafter unless otherwise specified by the Director of Public Works
IMM-10(a) The bridge shall be designed and constructed to minimize impacts on fish habitat. At a minimum, the following shall occur: (i) Construction work within the creek shall generally be	Submit bridge design and construction plans, per Mitigation Measure IMM-10	Developer	ED, DPW	IP
	Submit bridge design and	Developer	ED, DPW	Prior to
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Mitigation Measure

confined to the time periods identified by the CDFG through the 1603 Streambed Alteration Agreement (typically April 15 through October 15), in order to minimize erosion and impacts on the October-November spawning run and April-May out-migration of Chinook salmon.

construction plans, per Mitigation Measure IMM-10(a)(i)

construction of bridge, IP

(ii) The project applicant shall conduct a comprehensive inventory of the vegetative structure of the riparian corridor prior to designation of the specific location of proposed road and stream crossing. This inventory will be used to select the precise alignment that minimizes impacts to mature riparian trees, while still meeting the easement and engineering requirements of siting the crossing.

Conduct inventory, per IMM-10(a)(ii)

ED, PLAN

Developer

Prior to Final Bridge design

(iii) Design angle of all crossings along Secret Ravine Creek to minimize riparian disturbances while maintaining proper and safe street design.

Submit bridge design, per IMM-10(a)(iii)

ED, PLAN

Developer

IP

(iv) Obtain any required Streambed Alteration Agreement from the CDFG. Replace any damaged riparian vegetation as recommended by the CDFG.

Obtain SAA, in consultation with DFG

ED, CDFG

Developer

IP

(v) Once the precise location of any creek crossing is determined, the construction zone (corridor) shall be flagged to allow easy identification. Heavy equipment

Flag construction zone to designate heavy equipment corridor

DPW

Developer, Contractor

During Construction

Timing

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
shall be operated only within this designated corridor.				
(vi) Construction activity within creek crossings occurring in the water area shall employ construction methods as required by the CDFG, including an initial layer (approximately 18 inches) of clean gravel, to allow for the clean removal of the creek obstruction at the conclusion of construction.	Submit bridge design and construction plans, per IMM-10(a)(vi)	Developer	ED, DPW	Prior to construction of bridge, IP
(vii) The project applicant shall develop a revegetation plan (in consultation with CDFG) which shall compensate for riparian acreage eliminated by stream crossing construction. This plan will require approval by the CDFG and shall be implemented by a qualified revegetation contractor.	Submit revegetation plan, in consultation with DFG, per IMM-10(a)(vii)	Developer	ED, CDFG	Prior to construction of bridge
(viii) The project applicant shall develop and implement a plan, in consultation with the CDFG, to remove instream obstacles to salmon and steelhead migration in the stretch of Secret Ravine Creek within the project boundaries.	Submit plan, in consultation with DFG, per IMM-10(a)(viii)	Developer	ED, CDFG	Prior to construction of bridge
(ix) The project applicant shall design and implement a siltation and erosion control program for stream crossing areas prior to construction to the satisfaction of the City Engineer. The Department of Public Works	Submit siltation and erosion control program, per IMM-10(a)(ix)	Developer	ED, DPW	IP, and during construction of bridge

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Mitigation Measure

Monitoring Program **Implementation Responsibility** **Monitoring Responsibility** **Timing**

shall monitor ongoing construction activities to assure compliance.

(x) Machine crossing and working within the stream shall be minimized and avoided where feasible.

Submit construction plans, per IMM-10(a)(x)
 Developer
 ED, DPW
 IP, Prior to and during construction of bridge

(xi) Construction activities shall occur from one side of the stream and from the top of the streambank without entering the channel. If this is not feasible, fording the stream shall be limited to only the equipment necessary for the actual construction and shall be done at only one location. This location shall be where the least damage to the watercourse and stream banks would occur as determined by a biological monitor before construction begins.

Submit construction plans, per IMM-10(a)(xi)
 Developer
 ED, DPW
 IP, Prior to and during construction of bridge

(xii) All equipment used for stream crossing shall be cleaned and in good mechanical order.

Submit construction plans, per IMM-10(a)(xii)
 Developer
 ED, DPW
 IP

(xiii) All protective paint coatings to the bridge materials shall be applied before construction and all hardware shall be galvanized. If painting is required, precautionary measures shall be taken.

Submit bridge design and construction plans, per IMM-10(a)(xiii)
 Developer
 ED, DPW
 IP

(xiv) If deck panels are made "composite" with the girders,

Submit bridge design and
 Developer
 ED, DPW
 IP

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Mitigation Measure

Monitoring Program **Implementation Responsibility** **Monitoring Responsibility** **Timing**

fill joints with high, early-strength concrete. The underside of the joints must be securely blocked off to avoid concrete dripping into the stream below. Similarly, when joints are filled with bituminous (non-composite deck panels) for removable structures, ensure the lower part of the joints is well sealed with non-toxic filler.

construction plans, per IMM-10(a)(xiv)

(xv) Runoff from the bridge deck shall not be allowed to drain directly into the creek. The bridge shall be designed to avoid road gradients down to the bridge crossing that allow road drainage onto the bridge. The bridge shall be designed to include a side gutter to collect runoff from the deck to drain into the stream bank vegetation so that sediments can be filtered before reaching the stream.

Submit bridge design and construction plans, per IMM-10(a)(xv)

Developer ED, DPW IP

(xvi) Intact vegetation within the road clearing shall be retained to prevent erosion and minimize disturbance to fish habitat.

Submit bridge design and construction plans, per IMM-10(a)(xvi)

Developer ED, DPW IP

REQ-MM The project applicant shall comply with the Streambed Alteration Agreement (1603 Agreement) and Section 404 permit requirements.

Submit copy of permit and Agreement

Developer ED, PLAN At

improvement plan stage, prior to ground disturbance

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Mitigation Measure

Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
IMM-11 Implement Mitigation Measures IMM-4 through IMM-10.	Inspect construction site for compliance with permit and Agreement	Developer	DPW, CDFG	Periodically, during construction
IMM-12 Implement Mitigation Measures HMM-4, HMM-6(a), HMM-6(b), IMM-9, and IMM-10.	See IMM-4 through UMM-10 See HMM-4, HMM-6(a), HMM-6(b), IMM-9, and IMM-10.	See IMM-4 through UMM-10 See HMM-4, HMM-6(a), HMM-6(b), IMM-9, and IMM-10	See IMM-4 through UMM-10 See HMM-4, HMM-6(a), HMM-6(b), IMM-9, and IMM-10	See IMM-4 through UMM-10 See HMM-4, HMM-6(a), HMM-6(b), IMM-9, and IMM-10

J. Transportation/Circulation

No transportation/circulation mitigation measures were recommended or required for the project.

K. Air Quality

KMM-1 (a) The project shall implement the following measures to reduce dust generated from construction activities:

Submit dust mitigation plan, per Mitigation Measure KMM-1

Contractor, PCAPCD
ED, DPW, PCAPCD
IP, Prior to issuance of grading approval

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Mitigation Measure

Monitoring Program

Implementation Responsibility

Monitoring Responsibility

Timing

Prior to commencement of grading, the project applicant shall submit a Construction Emission/dust control plan for approval by the Public Works Director, City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction. These measures may include the following:

Periodically during grading and construction

- (i) Traffic speeds on all unpaved roads shall be posted at 25 mph or less.
- (ii) All grading operations shall be suspended when wind speeds exceed 25 mph.
- (iii) All trucks leaving the site shall be washed off to eliminate dust and debris.
- (iv) All construction equipment shall be maintained in clean condition.
- (v) All exposed surfaces shall be re-vegetated as quickly as feasible.
- (vi) If fill dirt is brought to the construction site, traps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

Inspect site to ensure plan is implemented appropriately

DPW

DPW

Timing

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Mitigation Measure

Monitoring Program

Implementation Responsibility

Monitoring Responsibility

Timing

(vii) Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.

(viii) No open burning of any kind shall be allowed.

KMM-1 (b) The contractor shall reduce NO_x and ROG emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD. The contractor shall include in Improvement Plans and construction contracts the following requirements or measures shown to be equally effective:

Include specified measures in IP and/or grading plan

Developer, Contractor

ED

Prior to grading or construction

(i) Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. As a general rule, vehicle idling should be kept below 10 minutes.

Inspect site to ensure mitigation measures are implemented appropriately

DPW

DPW

Periodically during grading and construction

(ii) Contractors' construction equipment shall be properly maintained and in good operating condition.

(iii) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

(iv) The prime contractor shall submit to the District a

Timing

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Mitigation Measure

Monitoring Program

Implementation Responsibility

Monitoring Responsibility

Timing

comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

(v) Construction Contracts shall stipulate at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

- 175 hp 750 hp 1996 and newer engines
- 100 hp 174 hp 1997 and newer engines
- 50 hp 99 hp 1998 and newer engines

In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and/or particulate matter traps. The District shall be contacted to discuss this measure.

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
(vi) Contractors shall use new low emission technologies to control ozone precursor emissions as they become available and feasible.				
REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.	Inspect construction site to ensure Rules are being implemented	Developer	PCAPCD	Periodically during construction
REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.		Developer	BD	BP
REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24.		Developer	BD	BP
KMM-2(a) The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas (if available).	Verify that building plans include specifications identified in Mitigation Measure KMM-2(a)	Developer	BD, PLAN	Prior to issuance of a building permit
	Conduct pre-occupancy site visit to verify that plans comply with Mitigation Measure KMM-2(a)	BD	BD	Prior to issuance of a occupancy permit
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Mitigation Measure

KMM-2(b) Tree planting programs shall include planting at least one tree per lot, for shade.

Monitoring Program

Verify that building plans include specification identified in Mitigation Measure KMM-2(b)

Implementation Responsibility

Developer

Monitoring Responsibility

BD, PLAN

Timing

Prior to issuance of a building permit

Conduct preliminary pre-occupancy site visit to verify that plans comply with Mitigation Measure KMM-2(b)

BD, PLAN

PLAN

Prior to issuance of a occupancy permit

KMM-2(c) The subdivider and/or developer shall make available educational material to new residences in the project area to educate them about air pollution problems and solutions. Issues identified include transportation control measures (TCM), open burning practices, and use of wood burning fireplaces and stoves.

Prepare

education/information for recordation as part of a separate instrument applicable to each property, per Mitigation Measure KMM-2(c)

Developer

PLAN, ED

Prior to final map

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
KMM-2(d) To reduce emissions associated with landscape management where appropriate, the project applicant shall landscape front yards with native drought-resistant species to reduce emissions from lawn equipment.	Verify that building plans include specification identified in Mitigation Measure KMM-2(d)	Developer	PLAN, BD	BP
	Conduct preliminary pre-occupancy site visit to verify that plans comply with Mitigation Measure KMM-2(d)	BD, PLAN	PLAN	Prior to issuance of a occupancy permit
KMM-2(e) Low NO _x hot water heaters shall be installed, per Air District Rule.	Verify that building plans include specification identified in Mitigation Measure KMM-2(e)	Developer	BD, PLAN	BP
	Conduct preliminary pre-occupancy site visit to verify that plans comply with Mitigation Measure KMM-2(e)	BD	BD	Prior to issuance of a occupancy permit

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
KMM-2(f) The project applicant shall install an electrical outlet at the front and back of the residences for the use of electric landscape maintenance equipment.	Verify that building plans include specification identified in Mitigation Measure KMM-2(f)	Developer	BD, PLAN	BP
KMM-2(g) The project developer shall install natural gas lines at the rear of each single-family residential structure to encourage the use of natural-gas barbeques.	Conduct pre-occupancy site visit to verify that plans comply with Mitigation Measure KMM-2(f)	BD	BD	Prior to issuance of an occupancy permit
REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.	Verify that building plans include specification identified in Mitigation Measure KMM-2(g)	Developer	BD, PLAN	BP
REQ-MM Only U.S. EPA-certified wood burning stoves shall be installed.	Conduct pre-occupancy site visit to verify that plans comply with Mitigation Measure KMM-2(g)	BD	BD	Prior to issuance of an occupancy permit
	Inspect construction site to ensure Rules are being implemented	Developer	PCAPCD	Periodically during construction
		Developer	BD, PLAN	BP

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24, and all federal EPA mandated requirements.				
KMM-5 Implement Mitigation Measures KMM-1 and KMM-2.	See KMM-1 and KMM-2	See KMM-1 and KMM-2	See KMM-1 and KMM-2	See KMM-1 and KMM-2
<u>L. Noise</u>				
LMM-1(a) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers.	Include specified measures in IP or grading plan	Developer	ED, DPW	Prior to grading or construction
	Inspect site to ensure plan is implemented appropriately	DPW	DPW	Periodically during grading and construction

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
LMM-1 (b) Equipment warm up areas, water tanks, and equipment storage areas shall be located in areas as far away from existing residences as is feasible.	Include specified measures in IP or grading plan	Developer	ED, DPW	Prior to grading or construction
	Inspect site to ensure plan is implemented appropriately	DPW	DPW	Periodically during grading and construction
REQ-MM The project applicant shall comply with the City of Rocklin Construction Noise Compatibility Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the Public Works Director or Building Official.		Developer	DPW, BD	IP and during construction

Timing	Monitoring Responsibility
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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<u>M. Public Services</u>				
<p>REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of issuance of Building Permits.</p>		Developer	BD	BP
<p>REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of issuance of Building Permits.</p>		Developer	BD	BP
<p>REQ-MM The project applicant shall comply with the provisions of the Uniform Fire Code (adopted as Chapter 15.04 of the Rocklin Municipal Code). This mitigation measure to be implemented at the time of issuance of Building Permits.</p>		Developer	BD, ED	BP
<p>Monitoring Responsibility PCAPCD = Placer County Air Pollution Control District PD = Police Department FD = Fire Department CDFG = California Department of Fish and Game PCDEH = Placer County Division of Environmental Health</p>				
<p>Monitoring Responsibility DPW = Department of Public Works PLAN = Planning Division BD = Building Division ED = Engineering Division</p>				
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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>REQ-MM The project applicant shall comply with the provisions of the Uniform Fire Code (adopted as Chapter 15.04 of the Rocklin Municipal Code).</p>				
<p>MMM-5 Adequate emergency vehicle access shall be provided to open space areas as required by the Rocklin Fire Department (e.g., creation of easements). This issue shall be addressed prior to approval of the tentative map and be implemented with the improvement plans for the project. If a Final Map is recorded and security obtained that provides adequate emergency vehicle access to the open space areas from adjacent developments, this requirement would no longer be necessary.</p>	<p>Include specified measures on the TM and in the IP</p> <p>Inspect site to ensure improvements are implemented appropriately</p>	<p>Developer and Contractor</p> <p>DPW, FD</p>	<p>PLAN, ED, FD</p> <p>DPW, FD</p>	<p>TM, IP</p> <p>Periodically during grading and construction</p>

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<p>MMM-6 Where residential dwellings are developed, all portions of the exterior first floor shall be within 150 feet of the public right-of-way. Structures not capable of meeting this requirement shall be considered a special hazard and fire sprinkler systems shall be installed. This mitigation measure shall be implemented at the time of approval of the Building Permits.</p>	<p>Include specified requirements in General Development Plan</p> <p>Verify that building plans include specification identified in Mitigation Measure MMM-6</p>	<p>Developer</p> <p>Developer</p>	<p>PLAN</p> <p>BD, PLAN, FD</p>	<p>PDG</p> <p>BP</p>
<p>REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of issuance of Building Permits.</p>	<p>Conduct preliminary pre-construction site visit to verify that plans comply with Mitigation Measure MMM-6</p>	<p>BD</p> <p>Developer</p>	<p>BD</p> <p>BD</p>	<p>Prior to Certificate of Occupancy</p> <p>BP</p>
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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>REQ-MM The project applicant shall comply with the provisions of the Uniform Fire Code (adopted as Chapter 15.04 of the Rocklin Municipal Code). This mitigation measure to be implemented at the time of issuance of Building Permits.</p>		Developer	BD, FD	BP
<p>REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of issuance of Building Permits.</p>		Developer	BD	BP
<p>REQ-MM The project applicant shall comply with the provisions of the Park Development Fees (Chapter 16.28 and 17.71 of the Rocklin Municipal Code) with parkland dedication and/or payment of park development fees.</p>		Developer	ED, BD	FM, BP
<p>REQ-MM The project applicant shall comply with the provisions of the Community Park and Recreational Facilities Improvement Fee (Resolution #99-82).</p>		Developer	BD	BP

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of issuance of Building Permits.</p>		Developer	BD	BP
<p>REQ-MM The project applicant shall comply with the provisions of the Park Development Fees (Chapter 16.28 and 17.71 of the Rocklin Municipal Code) with parkland dedication and/or payment of park development fees.</p>		Developer	ED, BD	FM, BP
<p>REQ-MM The project applicant shall comply with the provisions of the Community Park and Recreational Facilities Improvement Fee (Resolution #99-82).</p>		Developer	BD	BP
N. Public Utilities				
<p>NMM-6 The project applicant shall work with SPMUD, Placer County, and the City of Rocklin to incorporate a sewer crossing within the Monument Springs Bridge.</p>	Verify that the improvement plans submitted by the project applicant identified coordination with SPMUD, Placer County and the City.	Developer	ED, DPW	IP

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Mitigation Measure

Monitoring Program

Implementation Responsibility

Monitoring Responsibility

Timing

Cultural Resources

OMM-1(a) If, during construction outside of the areas designated as CA-PLA-668 and CA-PLA-671, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and the United Auburn Indian Community of the Auburn Rancheria ("Indian Community") shall be immediately notified. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified archaeologist, retained at the applicant's expense, conducts an onsite evaluation, develops an opinion as to whether the resource qualifies as either an historical resource or an unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtained from the Indian Community within 72 hours (excluding weekends and State and federal holidays) of its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. At a minimum, any Native American artifacts shall be respectfully treated and

Specify in IP that, in the event that subsurface archaeological or historical artifacts are discovered on the project site, stop all work in the vicinity of the find, and consult with a qualified archaeologist and a representative of the United Auburn Indian Community of the Auburn Rancheria

Developer,
Contractor

PLAN, ED,
DPW

IP and during
construction
and grading

Timing

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact.</p>				
<p>OMM-1(a) In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor a unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1.</p>	Consider costs and implications, per OMM-1(a)	PLAN	PLAN	Upon discovery of cultural resource
<p>OMM-1(b) If, during construction outside of the areas designated as CA-PLA-668 and CA-PLA-671, the applicant, any successor in interest, or any agents or contractors of the project applicant or successor discovers any human remains, the following steps should be taken: (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: (A) The project applicant or its successor in interest contacts the Placer County Coroner so that Coroner can determine whether any investigation of the cause of death</p>	Specify in IP that, in the event that human remains are discovered on the project site, stop all work in the vicinity of the find, and consult with the Placer County Coroner	Developer, Contractor, PC Coroner	ED, DPW	IP and Prior to grading and construction

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is required, and
(B) If the Coroner determines the remains to be Native American:

1. The Coroner shall contact the Native American Heritage Commission within 24 hours (excluding weekends and State and federal holidays).
2. After hearing from the Coroner, the project applicant or its successor in interest shall immediately notify the City of Rocklin and the United Auburn Indian Community of the Auburn Rancheria ("Indian Community") of the Coroner's determination, and shall provide the Indian Community the opportunity, within 72 hours (excluding weekends and State and federal holidays) thereafter, to identify the most likely descendant.
3. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
4. The most likely descendant, as identified by either the Native American Heritage Commission or the Indian Community, may make recommendations 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 Public

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Monitoring Program

Implementation Responsibility

Monitoring Program

Mitigation Measure

Resources Code Section 5097.98, or

(2) Subject to the terms of paragraph (3) below, where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours (excluding weekends and State and federal holidays) after being notified by the Commission.

(B) The Indian Community is unable to identify a most likely descendant, or the most likely descendant identified by the Indian Community failed to make a recommendation within 72 hours (excluding weekends and State and federal holidays) after the project applicant or its successor notified the Indian Community of the discovery of human remains; or

(C) The landowner or its authorized representative rejects the recommendation of the descendant identified by the Commission, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(3) In the event that the Coroner determines that the remains are Native American in origin, and the Native American

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Monitoring Program **Implementation Responsibility** **Monitoring Responsibility** **Timing**

Mitigation Measure

Heritage Commission and the Indian Community agree that the remains are of a person associated with the historic United Auburn Indian Community, the project applicant or its successor, if permitted by state law, shall provide the remains and any associated grave goods to the Indian Community with the understanding that the Indian Community will provide for burial with appropriate dignity at an appropriate location that will not be subject to future disturbance.

OMM-2(a) The project applicant shall implement the terms set forth in a June 1997 document entitled, "Archaeological Data Recovery Program, CA-PLA-668 and CA-PLA-671, Granite Lake Estates Development, Rocklin, California" ("1997 Data Recovery Plan"). This document identifies specific research questions to be addressed through data recovery and provides for excavation and processing techniques that will ensure a thorough analysis of subsurface materials at CA-PLA-668.

OMM-2(b) A member of the United Auburn Indian Community of the Auburn Rancheria ("Indian Community") shall be present on-site during excavation of CA-PLA-668 and CA-PLA-671 in order to observe implementation of the Data Recovery Plan, and during subsequent construction on those two sites. Such monitor will be able to communicate to the Indian Community if any human remains or notable artifacts are discovered

Implement Data Recovery Program, per OMM-2(a)

Developer, Contractor

PLAN, DPW

Prior to grading and construction

Implement Data Recovery Program, per OMM-2(b)

Developer, Contractor, United Auburn Indian Community

PLAN, DPW

During grading and construction

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
during excavation. In the event that any human remains are discovered during excavation, the project applicant or its successor shall follow the procedure outlined in Mitigation Measure OMM-1(b).				
OMM-2(c) The project applicant shall preserve within CA-PLA-668 a large grinding stone ("site") identified by a representative of the Indian Community as being worthy of preservation, and shall record a deed restriction for that site, in the name of the Indian Community, requiring the preservation of the site. This deed restriction shall run with the land, and shall bind all successors in interest. In order to avoid disclosing the exact location of that grinding stone, and thus subjecting it to the danger of vandalism, the precise location of the stone shall not be revealed to the public.	Submit construction plan, per OMM-2(c) and record deed restriction	Developer, Contractor	ED	IP and FM
OMM-2(d) In the event that project construction activities commence on some portions of the Granite Lake Estates property prior to completion of data recovery activities mandated by the 1997 Data Recovery Plan, the project applicant shall erect a fence around CA-PLA-668 to ensure that construction activities do not harm CA-PLA-668 prior to completion of mandated data recovery activities.	Submit construction plan, per OMM-2(d)	Developer, Contractor	ED, PLAN, DPW	Prior to grading and construction, IP
OMM-2(e) The project applicant or its successor shall notify the Tribal Historic Preservation Committee of the Indian Community 30	Notify Tribal Historic Preservation Committee, per	Developer, Contractor	ED, PLAN, DPW	Prior to grading and

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
days prior to the construction of the proposed roadway through CA-PLA-668.	OMM-2(e)			construction, IP

OMM-3 Implement Mitigation Measure OMM-1(a) and (b).

P. Public Safety and Hazards

REQ-MM The project applicant shall comply, at minimum, with the provisions of Titles 8 and 22 of the Code of California Regulations, the Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code, as well as any other applicable regulations.

Developer	FD, BD	BP
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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>PMM-2(a) If evidence of soil contamination, such as stained soil, or other evidence of hazardous materials is encountered during construction activities, work shall cease until an environmental professional, retained at the developer's expense, has evaluated the situation and identified necessary and appropriate follow-up actions. As part of this process, the City shall ensure that any necessary investigation or remediation activities conducted in the project area are coordinated with the Placer County Division of Environmental Health and, if needed, other appropriate state agencies.</p>	<p>The following note shall be included in the IP: Upon discovery of stained soils, tanks, unusual smells or other indications of contamination, cease work until the City and the Placer County Division of Environmental Health (PCDEH) are notified. Work may recommence after the City and PCDEH determine that no hazard is present or that the identified hazard is remediated. Shall be included in IP.</p>	<p>Contractor</p>	<p>DPW, ED, PCDEH</p>	<p>IP and during grading and construction</p>

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<p>PMM-2(b) If, during construction, groundwater is encountered and dewatering is necessary, the water shall be analyzed by an environmental professional, retained at the developer's expense, to determine if the water contains elevated levels of contaminants that could present a risk to construction workers and to identify appropriate disposal methods prior to removal. Work shall not continue until results of the water analyses have been reported and the Placer County Division of Environmental Health has been informed and provided guidance.</p>	<p>If dewatering is necessary, retain environmental professional to prepare water analyses and present analyses to the Placer County Division of Environmental Health.</p>	Contractor	PCDEH, DPW	During grading and construction
	<p>Submit dewatering plans to be undertaken per Mitigation Measure PMM-2(b)</p>	Contractor	PCDEH, DPW	During grading and construction
	<p>Demonstrate compliance with dewatering provisions</p>	Contractor	PCDEH, DPW	During grading and construction
	<p>Include specified measures in IP</p>	Developer, Contractor	ED, DPW	Prior to Grading or construction
	<p>Inspect site to ensure contract is implemented appropriately</p>	DPW	DPW	Periodically during grading and construction

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Mitigation Measure	Monitoring Program	Implementation Responsibility	Monitoring Responsibility	Timing
<p>PMM-5(a) An open space management plan shall be prepared by the project applicant and approved by the City prior to recording of any final maps for the project. The Open Space Management Plan shall include a Fuels Modification Plan, which addresses the following:</p> <ul style="list-style-type: none"> • The removed brush and trees (under 6-inches diameter at breast height) within all fuel breaks should be chipped. • All undeveloped lots shall be subject to the City's Weed Abatement Program and follow established guidelines for fuel modifications. • Access points should be developed for open space areas, and the fuel break should have emergency vehicle access through the entire area. <p>Implementation of the Open Space Management Plan must be carried out by the Homeowner's Association within all open space parcels that are not dedicated to the City.</p>	Prepare open space management plan, per Mitigation Measure PMM-5	Developer, Homeowners Association	ED, PLAN, FD	FM
<p>PMM-5(b) Implement Mitigation Measure MMM-5</p>	Inspect site to ensure plan is implemented appropriately	Contractor	DPW, PLAN, FD	Periodically during grading and construction
<p>PMM-5(b) Implement Mitigation Measure MMM-5</p>	See MMM-5	See MMM-5	See MMM-5	See MMM-5
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