

AMORUSO RANCH SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires that all state and local agencies establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of an Environmental Impact Report (EIR).

The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy the requirements of CEQA as it relates to the Amoruso Ranch Specific Plan (ARSP or Proposed Project). This MMRP is intended to be used by City Staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation.

The Final EIR for the Proposed Project presents a detailed set of mitigation measures applicable to implementation of the Proposed Project. In addition, the EIR includes program-level mitigation measures for Urban Reserve Area (the area consisting of non-participating property owners that is only the subject of a sphere of influence amendment, annexation, and Urban Reserve pre-zoning at this time). The mitigation measures were initially developed during preparation of the Draft EIR (February 2016) and, in some cases, were refined during preparation of the Final EIR.

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

MITIGATION MONITORING PROGRAM DESCRIPTION

COMPLIANCE

The City of Roseville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions. The entity identified as having implementing responsibility has the primary duty to execute the mitigation measures. The "Applicant(s)" shall refer to any entity that seeks entitlements for development of a project in the project area. In some instances this may require contracting for specialized consultant services. In instances where the implementing responsibility is shared between the City and Construction Contractors, the City would be responsible for ensuring that the mitigation requirements are implemented. In instances where the Reviewing Party is identified as a department manager or director, the manager or director may delegate review to appropriate subordinate staff.

FIELD MONITORING OF MITIGATION MEASURES

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for acceptance by City Staff, City Staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase.

During construction and following the Proposed Project, the City's Development Services Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The inspectors will report to the City's Development Services Department and will be thoroughly familiar with the mitigation measures in the MMRP. In addition, the inspectors will be familiar with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for onsite, day-to-day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending particular construction activities.

Once construction has been completed, the City will monitor the Proposed Project as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements.

CHANGES TO MITIGATION MEASURES

Any substantive change in the monitoring plan made by City Staff shall be reported in writing to the Development Services-Planning Division. Modifications to the mitigation may be made by City Staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment or other factors.

Or

- b. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the Proposed Project; and the modified or substitute mitigation measures are feasible, and the City through measures included in the MMRP or other City procedures can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

MITIGATION MONITORING PROGRAM

The table presented on the following pages provides the MMRP for the Proposed Project. The MMRP identifies:

1. An explanation of each impact by issue area, summarized as an impact statement;
2. The full text of the mitigation measure(s) applicable to each impact statement;
3. The method and/or process by which the mitigation measure will be implemented;
4. The timing of implementation of each mitigation measure; and
5. The party responsible for ensuring implementation of each mitigation measure.

As individual projects consistent with the specific plan are proposed, City Staff will review the Proposed Project for consistency with the ARSP Final EIR. In doing so all ARSP Final EIR mitigation measures will be reviewed and those that apply to the project will be identified and monitoring and reporting will be conducted consistent with this plan.

Following completion of the monitoring and reporting process, the final monitoring results will then be entered into the City's Mitigation Monitoring and Reporting database maintained by the Environmental Coordinator.

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Land Use and Agriculture				
<p>MM 4.1-1: Agricultural Compensation</p> <p>A minimum of six hundred thirty-six (636) acres of open space shall be preserved within Placer County to mitigate for the loss of 636 acres of agricultural and grazing lands. This shall be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a “mitigation property or “preserve site” and collectively, “mitigation lands” or “preserve lands”). For purposes of mitigation, the term "open space" shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation as set forth below and lands in agricultural use. No additional agricultural mitigation is required beyond the 1:1 open space requirement, as long as a substantial portion of the mitigation lands acquired, as determined by the Planning Director, are: (1) in agricultural production, (2) undeveloped and have an Natural Resource Conservation Service (NRCS) soils classification of the same or greater value than lands being affected within the specific plan property at issue, or (3) undeveloped and have the same or higher value California Department of Conservation (DOC) categorization as lands being affected within the specific plan property at issue. In-kind mitigation is not required for agricultural land developed within the ARSP project site.</p>	<p>The Applicant(s) shall be responsible for securing the offsite conservation easement prior to approval of tentative maps proportional to the development proposed.</p>	<p>Prior to approval of tentative map.</p>	<p>The Planning Manager, City Open Space Preserve Manager, and Development Services Director will ensure that the conservation easement is recorded.</p>	
Transportation and Circulation				
<p>MM 4.3-1: Roseville Intersections: Pay Fair Share of Improvements in the CIP</p> <p>The Applicant shall pay fair-share fees toward the following improvements detailed within the CIP:</p> <ul style="list-style-type: none"> ▪ Baseline Road/Fiddymont Road: Addition of a second eastbound left-turn lane. ▪ Cirby Way/Riverside Avenue: Addition of a third eastbound through lane. ▪ Baseline Road/Foothills Road: Addition of a third northbound through lane. ▪ Baseline Road/Woodcreek Oaks Boulevard: Addition of a second eastbound through lane. ▪ Blue Oaks Boulevard/Foothills Boulevard: Addition of a third northbound left-turn lane and a third southbound through lane. ▪ Cirby Way/Vernon Street: Addition of a second southbound left-turn lane. ▪ Foothills Boulevard/Junction Boulevard: Addition of a second eastbound left-turn lane. ▪ Roseville Parkway/Galleria Boulevard: Addition of a fourth westbound through lane. 	<p>The Development Agreement between the Applicant(s) and the City require the City to update the CIP and the Applicant(s) to pay fair share fees.</p>	<p>In accordance with Development Agreement, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of any building permit.</p>	<p>City of Roseville Public Works Director shall ensure that the mitigation measures are implemented. The Public Works Director will oversee the CIP and ensure that improvements are implemented in a timely fashion.</p>	
<p>MM 4.3-2: Transit Services: Pay Fair Share toward Transit Improvements</p>	<p>The Applicant(s) would be required to pay fair</p>	<p>Prior to issuance of building permits.</p>	<p>City Public Works Director will ensure</p>	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>The Applicant shall pay its fair share towards the capital improvements for expanded transit services to the project site. This includes bus turn-outs, shelter pads, and shelters.</p>	<p>share fees for transit improvements as determined by the Public Works Director, in accordance with the City's Improvement Standards.</p>		<p>that the improvements are implemented and fair share costs are collected at the time of building permit.</p>	
<p>MM 4.3-3: Placer County Intersections: Pay Fair Share Costs to Placer County Intersection Improvements</p> <p>The Applicant shall pay the fair share cost of improvements to restore acceptable operations during peak hours at the following intersections:</p> <ul style="list-style-type: none"> a) Watt Avenue/PFE Road: Installation of a traffic signal at this intersection. This improvement is included in the Placer County CIP (December 2014). b) Walerga Road/PFE Road: Widening of Walerga Road to four lanes through the intersection, to consist of two northbound and two southbound travel lanes. The Placer County Countywide CIP (December 2014) includes funding right-of-way (ROW) acquisition for the widening of Walerga Road to six lanes from Baseline Road to the Sacramento County line. However, funding for construction is not provided. c) Cook-Riolo Road/PFE Road Intersection: Development of capacity-enhancing improvements identified by Placer County. This improvement is not included in any existing fee program. d) Fiddymment Road/Sunset Boulevard West: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. e) Fiddymment Road/Athens Avenue: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. f) Fiddymment Road/Sunset Boulevard West: The addition of a second eastbound left-turn lane at the intersection. This improvement is not included in any existing fee program. g) Fiddymment Road/Athens Avenue: The addition of a second westbound left-turn lane to the intersection. This improvement is not included in any existing fee program. h) N Foothills Boulevard/Athens Avenue: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. <p>Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, the City of Roseville, in working with Placer County to provide funding for improvements not</p>	<p>The City and Placer County shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Placer County will be responsible for overseeing the improvements.</p> <p>The City of Roseville will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional improvements.</p>	<p>Payment of fees by the Applicant(s) at the time of building permits issuance.</p>	<p>Placer County Public Works Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.</p> <p>The City of Roseville will monitor traffic volumes and coordinate with Placer County regarding traffic mitigation fees to fund regional improvements.</p>	

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<p>already subject to an existing interagency fee program, shall negotiate in good faith with Placer County to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the ARSP, commitment for the provision of adequate fair share mitigation from the ARSP for significant impacts on Placer County roadways. In reaching an accommodation with Placer County, the City and Placer County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or Joint Powers Authority (JPA; if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that “fair share” fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City’s transportation network. Any such arrangement(s), with just Placer County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.</p> <p>The City intends that its arrangement(s) with Placer County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general “fair share” mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs.</p> <p>The City will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional improvements.</p>				
<p>MM 4.3-4: Sutter County Facilities: Pay Fair Share Costs to Sutter County Intersection Improvements</p> <p>The Applicant shall pay the fair share costs of improvements to restore acceptable operations during peak hours at the following intersections:</p>	<p>The City and Sutter County shall work in good faith to implement a regional traffic fee that if and</p>	<p>Payment of fees by the Applicant(s) at the time of building permits issuance.</p>	<p>Sutter County Public Works Director and the City Engineer will work towards the implementation of a</p>	

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<p>a) Pleasant Grove Road N/Riego Road: Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program.</p> <p>b) Pleasant Grove Road S/Riego Road: Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program.</p> <p>The City of Roseville shall negotiate in good faith to enter into a fair agreement with Sutter County regarding the ARSP’s fair share mitigation for these improvements. In reaching an accommodation with Sutter County, the City and Sutter County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sacramento County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that “fair share” fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City’s transportation network. Any such arrangement(s), with just Sutter County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sutter County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general “fair share” mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of Mitigation Measure 4.3-4 would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.</p>	<p>when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Sutter County will be responsible for overseeing the improvements.</p>		<p>regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.</p>	
<p>MM 4.3-5: Placer County Segments: Pay Fair Share Costs to Placer County Facilities</p> <p>The Applicant shall pay the fair share costs of improvements to restore acceptable operations on the following roadway segments:</p>	<p>The City and Placer County shall work in good faith to implement a regional</p>	<p>Payment of fees by the Applicant(s) at the time of building permits issuance.</p>	<p>Placer County Public Works Director and the City Engineer will work towards the</p>	

Mitigation Monitoring and Reporting Program

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<p>a) Walerga Road between Baseline Road and PFE Road: Widening of this roadway to four lanes, consisting of two continuous northbound and southbound travel lanes. The Placer County Countywide Traffic Fee Program (December 2014) includes funding for ROW acquisition for the widening of Walerga Road to size lanes from Baseline to the Sacramento County line. However, funding for construction is not provided.</p> <p>b) Sunset Boulevard West between Fiddymont Road and Westbrook Boulevard: Widening of this roadway to include four lanes. However, only two travel lanes are necessary (based on travel demand) upon construction of Placer Parkway. Therefore, Placer County may request that the fair share contribution cover roadway widening for dedicated turn lanes and/or shoulders, capacity widening, or a contribution toward the construction of Placer Parkway. It should be noted that consistent with Mitigation Measure 4.3-7, the Proposed Project is required to contribute to the construction of Placer Parkway through payment of the South Placer Regional Transportation Authority (SPRTA) fees. Improvements to Sunset Boulevard West are not included in any existing fee program.</p> <p>c) Fiddymont Road from Athens Avenue to Sunset Boulevard West: Widening of this roadway to six lanes. This improvement is not included in any existing fee program.</p> <p>The City shall determine the means of providing the ARSP's fair share to fund these improvements with Placer County through the inter-agency agreement or other arrangement required by Mitigation Measure 4.3-3. Widening of Walerga Road south of Baseline to six lanes is identified in the Dry Creek Community Plan.</p>	<p>traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Placer County will be responsible for overseeing the improvements.</p>		<p>implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.</p>	
<p>MM 4.3-6: Sacramento County Segments: Pay Fair Share Costs to Sacramento County Facilities</p> <p>The Applicant shall pay their fair share cost of improvements to restore operations on the following roadway segment:</p> <ul style="list-style-type: none"> ▪ Walerga Road between PFE Road and Singing Tree Way: Widening of this roadway to four lanes, consisting of two northbound and southbound travel lanes. The Sacramento County General Plan Circulation Element (amended 2011) shows this segment of Walerga Road as a planned four-lane road. However, the Final Report for the Sacramento County Development Transportation Impact Fee Program (2010) does not include this widening in the fee program. <p>Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, which require Placer County to attempt to enter into an agreement with Sacramento County in order to mitigate the significant effects of the those two Placer County projects</p>	<p>The City and Sacramento County shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement.</p>	<p>Payment of fees by the Applicant(s) at the time of each building permit</p>	<p>Sacramento County Public Works Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>within Sacramento County, the City of Roseville shall negotiate in good faith to enter into a fair agreement with Sacramento County regarding the ARSP’s fair share mitigation for this improvement. In reaching an accommodation with Sacramento County, the City and Sacramento County, in order to better ensure an effective subregional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sutter County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that “fair share” fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City’s transportation network. Any such arrangement(s), with just Sacramento County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sacramento County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general “fair share” mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of Mitigation Measure 4.3-6 would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.</p>	<p>Sacramento County will be responsible for overseeing the improvements.</p>			
<p>MM 4.3-7: State Facilities: Payment of Fees for State Roadway Segments No specific improvements have been identified to mitigate project impacts on I-80 or SR 65; however, the City is willing to work with Caltrans & the Placer County Transportation Planning Agency (PCTPA) to establish a regional approach to institute a fee program for the purpose of funding improvements on these facilities. If and when Caltrans and the City enter into an enforceable agreement, the Proposed Project shall pay impact fees to the City of Roseville in amounts that constitute the Proposed Project’s fair share contributions to the construction of transportation facilities and/or improvements, consistent with the Mitigation Fee Act (Gov. Code, § 66000 et seq.).</p> <p>The City shall determine the means of providing the project’s fair share of the funds for</p>	<p>The City, Caltrans, and PCTPA shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a</p>	<p>Payment of fees by the Applicant(s) prior to issuance of building permits.</p>	<p>Caltrans Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>these improvements to Caltrans through the inter-agency agreement or other arrangement.</p> <p>The Applicant shall pay the Highway 65 JPA fee and the SPRTA fee. The Highway 65 JPA Fee assesses fees on new development for the cost of interchange improvements along SR 65. The SPRTA Fee provides funding for regional projects such as the SR 65 Widening Project and Placer Parkway.</p>	<p>portion of the improvements per the Development Agreement. Caltrans will be responsible for overseeing the improvements.</p>			
<p>MM 4.3-8: City of Roseville Facilities: Update the City of Roseville Capital Improvement Plan</p> <p>The City of Roseville shall modify its CIP to include the following improvements:</p> <ul style="list-style-type: none"> ▪ Blue Oaks Boulevard/Westbrook Boulevard: Provide two left-turn lanes, three through lanes, and one right turn lane on all approaches and operate the westbound right-turn movement with an overlap phase. ▪ Westbrook Boulevard/Vista Grande Boulevard: Redesign the westbound approach (currently proposed to consist of one left-turn, two through lanes, and one right-turn lane) to be striped to consist of two left-turn lanes, one through lane, and one right-turn lane. <p>Once the CIP is modified, the Applicant shall pay fair-share fees toward the above improvements.</p>	<p>The Development Agreement between the Applicant(s) and the City require the City to update the CIP and the Applicant(s) to pay fair share fees.</p>	<p>In accordance with Development Agreement, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of any building permit.</p>	<p>City of Roseville Development Services Director shall confirm that the mitigation measures are integrated into the City's CIP. The Public Works Director will oversee the CIP and confirm that improvements are implemented in a timely fashion.</p>	
Air Quality				
<p>MM 4.4-1: Measures to Reduce Short-Term Construction-Related Emissions</p> <p>The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts.</p> <ol style="list-style-type: none"> a. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than five acres, the Applicant shall submit to Placer County Air Pollution Control District (PCAPCD) a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The Applicant shall provide written evidence, provided by the PCAPCD, to the City that the plan has been submitted to PCAPCD. It is the responsibility of the Applicant to deliver the approved plan to the local jurisdiction. The Applicant shall not break ground prior to receiving PCAPD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit, unless the PCAPCD does not respond within 20 days of submission of the plan, and the plan is deemed approved. b. The following shall be included in the Dust Control Plan: 	<p>Grading and Improvement Plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.</p> <p>The Applicant(s) shall submit a PCAPCD approved Construction Emission/Dust Control Plan as part of the Grading Permit or Improvement Plan application to the City.</p>	<p>Prior to approval of Grading or Improvement Plans.</p>	<p>The City Engineer shall confirm that construction emission and dust control measures are implemented.</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<ul style="list-style-type: none"> ▪ During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source. ▪ When wind speeds result in dust emissions crossing the property line, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized. ▪ Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity). ▪ All exposed soils be watered a minimum of once every two hours of active operation or sufficiently often to keep the area adequately wetted. ▪ Any visible track-out on a paved road where vehicles enter and exit the work area must be removed at the end of the workday or at least on time per day. Removal shall be accomplished by using wet sweeping or a High Efficiency Particulate Air (HEPA) filter equipped vacuum device. Dirt from vehicles exiting shall be removed through the use of a gravel pad, a tire shaker, a wheel wash system, or a pavement extending for not less than 50 feet from the intersection with the paved public road. <p>c. Include the following standard note on the Grading or Improvement Plan: 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 be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name and phone number of the property owner, project manager and on-site foreman.</p> <p>d. Prior to approval of Grading or Improvement Plans, whichever occurs first, the Applicant shall provide a written calculation to the PCAPCD for approval by the District demonstrating that the heavy-duty (50 horsepower or greater) 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_x reduction and 45 percent particulate reduction as required by California Air Resources Board (CARB). Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine</p>	<p>The Development Services Director shall review grading or improvement plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.</p>			

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>e. In order to control dust, operational watering trucks shall be on-site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent PCAPCD rules (or as required by ordinance within each local jurisdiction).</p> <p>f. Include the following standard notes on the Improvement/Grading Plan:</p> <ul style="list-style-type: none"> ▪ During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. ▪ During construction the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. <p>g. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.</p>				
<p>MM 4.4-2: Project Measures to Reduce Operational Emissions</p> <p>Following receipt of an application for a Tentative Map (excluding the Large Lot Subdivision Map), Design Review Permit, conditional use permits and/or any other discretionary permits, the City will forward an early consultation notice to the PCAPCD. Where the PCAPCD provides comments on a specific development proposal, the City shall consult with PCAPCD and the developer to incorporate measures recommended by the PCAPCD and agreed to by the City into the project. Where the PCAPCD does not provide comment on a specific development proposal, the City shall incorporate measures that reduce vehicle emissions and operation emissions from the proposed development. This measure will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. This process is intended to ensure that best available and practical approaches are used to reduce operational emissions in specific tentative map and design review permit applications. The following is a listing of measures that shall be implemented for the purpose of reducing vehicle and operational emissions, unless the Applicant provides an analysis that demonstrates to the City's satisfaction that the measure is infeasible or other measure is comparably effective. If the Applicant demonstrates that any particular measure in the list below is infeasible for a Proposed Project to which it would otherwise be applicable, the Applicant must provide an analysis supported by substantial evidence demonstrating that a replacement measure is comparably effective.</p>	<p>The Applicant(s) shall provide this information as general notes on grading and/or improvement plans submitted with permit applications. The City shall consult with PCAPCD and shall require the incorporation of measures to reduce vehicle emissions prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.</p>	<p>Prior to issuance of building permits.</p>	<p>The Development Services Director, the City Engineer and Code Enforcement Officer shall confirm that the operational emission measures are implemented.</p>	

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<ul style="list-style-type: none"> ▪ Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots. ▪ Landscape with native drought-resistant plants (ground covers, shrubs and trees) with particular consideration of plantings that are not reliant on gas-powered landscape maintenance equipment. ▪ Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand. ▪ Provide conductive/inductive electric vehicle charging station and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments. ▪ Provide vanpool parking only spaces and preferential parking for carpools to accommodate carpools and vanpools in employment areas (e.g. community commercial, business-professional uses) ▪ All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two-dock doors. Signs shall be posted stating "Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-vot outlets to run auxiliary equipment". ▪ Design streets to maximize pedestrian access to transit stops. ▪ Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points. ▪ Develop the plan consistent with the higher residential densities (within approved residential density ranges of zone) provided around the village nodes and transit corridors. ▪ Participate in Roseville Electric incentive programs for energy-efficient development where feasible if available at the time of construction. ▪ Ten percent of the residential units shall be designated as low to very-low income residential units. ▪ A pedestrian access network shall link areas of the project site with other land uses. ▪ Electric landscape maintenance equipment shall be utilized to the extent feasible on parks and public/quasi-public lands. ▪ Design buildings to meet the 2013 Title 24 Energy Efficiency Standards (which is a 25% reduction below 2010 Title 24 Energy Efficiency Standards). ▪ Ensure that all area lighting installed on the site shall be considered high efficiency lighting. All public street lighting shall meet the lighting standards of Roseville Electric at the time of construction. ▪ Utilize reclaimed water for irrigation of all non-single family areas within the project site, including the school, parks, paseos, roadway landscaping and commercial landscaping. 				

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<ul style="list-style-type: none"> ▪ Reduce the area of turf allowed consistent with the City’s Water Efficient Landscape Ordinance and the Water Conservation Strategy (see Appendix G). ▪ Install water efficient landscape irrigation systems at all public land uses. <p>Measures for Residential Units:</p> <ul style="list-style-type: none"> ▪ Require electrical outlets be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment. ▪ Require every garage of each single family home to be considered “Electric Vehicle Ready”. This by definition is not limited to, but includes a conduit raceway to a spare electric box in the garage that is sized for a future minimum 50-amp 220v outlet. A 220v breaker space must be available in the electrical panel. ▪ Require installation of a gas outlet in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques. ▪ Require installation of low NO_x hot water heaters (beyond District Rule 246 requirements) ▪ Prior to approval of Tentative Maps: provide notice to homebuyers through CC&Rs or other mechanisms to inform them that only gas fireplaces are permitted. ▪ The Applicant shall ensure that builders offer only energy efficient appliances for installation in residential units, including Energy Star refrigerators, clothes washers, dishwashers, and ceiling fans. ▪ Prior to building permit approval, the Applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 				
<p>MM 4.4-3: Off-Site Mitigation for Operational Emissions</p> <p>Prior to the issuance of building permits, in order to mitigate the contribution to long-term emissions of pollutants, subject to the PCAPCD’s review and approval, the Applicant shall either:</p> <ol style="list-style-type: none"> a. Establish mitigation on-site by incorporating design features within the project. This may include, but not be limited to: “green” building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc as described in Mitigation Measure 4.4-3. The specific amounts of “credits” received shall be established and coordinated through the PCACPD; b. Establish mitigation off-site within the same region (i.e., east or west Placer County) by participating in an offsite mitigation program, coordinated through the District. Examples include, but are not limited to: participation in a “Biomass” program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., buses, construction equipment, on road haulers); 	<p>The Applicant(s) shall provide evidence of compliance with this measure in building permit applications submitted to the City. The Development Services Director shall review plans for inclusion of measures prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.</p>	<p>Prior to issuance of building permits.</p>	<p>The Development Services Director, the City Engineer and Code Enforcement Officer shall confirm that the operational emission measures are implemented.</p>	

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<p>or other programs that the project proponent may propose to reduce emissions;</p> <p>c. Participate in the District's Offsite Mitigation Program (Resolution Number 01-06) by paying fees equal to the project's contribution of pollutants (reactive organic gas [ROG] and NO_x) in excess of the threshold of 82 lbs per day. The estimated payment for the Proposed Project is \$885,870 based on a rate of \$18,260 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied pursuant to current California Air Resource Board guidelines, at the time of recordation of the Final Map or issuance of Building Permits; or</p> <p>d. Any combination of a, b, or c, calculated to reduce or off-set the project's emissions above thresholds, and as determined feasible by the Director of the PCAPCD.</p>				
<p>MM 4.4-4: Screen Health Risks.</p> <p>a. The siting of proposed land use types, including fueling facilities and other stationary source/industrial land use types, within the project site shall meet the minimum screening buffer recommendations within the applicable CARB Air Quality and Land Use Handbook in effect at the time of building permit issuance. Within the current (April 2005) Handbook, this would require that sensitive land uses, including residential and school uses, be located greater than 50 feet from the fence line of typical gas dispensing facilities, and greater than 300 feet from large gasoline dispensing facilities, defined as a facility with a throughput of 3.6 million gallons per year or greater.</p> <p>b. For projects that include stationary sources of air pollutants or toxic air contaminants (TACs) e.g., gasoline dispensing facility, auto painting, dry cleaning, large heating, ventilation, and air conditioning [HVAC] units, etc.), a copy of the Authority to Construct permit from PCAPCD shall be provided to the City prior to the issuance of a Certificate of Occupancy.</p>	<p>The Applicant shall submit a Permit to Operate to PCAPCD during the design review process.</p>	<p>Prior to issuance of a certificate of occupancy.</p>	<p>The PCAPCD shall review proposals and notify the Planning Manager should a proposed use exceed the TAC threshold. The Planning Manager and Environmental Coordinator shall determine if additional environmental review is required prior to approval of the use and ensure that measures are implemented to reduce exposure to TACs.</p>	
Climate Change and Greenhouse Gas Emissions				
<p>MM 4.5-1: Measures to Reduce GHG Emissions</p> <p>Implementation of the Air Quality Mitigation Measures 4.4-1 and 4.4-2 would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions associated with project construction and operation. The requirements of Mitigation Measure 4.4-2 are listed below and would achieve a 21 percent reduction in GHG emissions over business as usual (BAU):</p> <p>Refer to MM 4.4-1 and MM 4.4-2.</p>	<p>Refer to MM 4.4-1 and MM 4.4-2.</p>	<p>Refer to MM 4.4-1 and MM 4.4-2.</p>	<p>Refer to MM 4.4-1 and MM 4.4-2.</p>	
Noise				
<p>MM 4.6-1: Construction Noise Reduction</p> <p>The following measures shall be implemented to reduce impacts of construction noise:</p>	<p>These measures shall be included on building</p>	<p>Prior to approval of building permits.</p>	<p>The Chief Building Inspector shall ensure</p>	

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<ul style="list-style-type: none"> ▪ Ensure construction activities comply with the requirements of the City of Roseville Noise Ordinance with respect to hours of operation. ▪ Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment. ▪ Designate a disturbance coordinator and conspicuously post this person’s number around the project site and in adjacent public spaces. The disturbance coordinator shall receive all public complaints about construction noise disturbances and shall be responsible for determining the cause of the complaint, and implement any feasible measures to be taken to alleviate the problem. ▪ Well Drilling Construction Noise: <ul style="list-style-type: none"> ○ The on-site ASR well shall be drilled prior to the occupancy of residential units within 500 feet of the well site. ○ Noise curtains shall be utilized during drilling of the well if, at the time of well construction, homes are occupied within 1,000 feet of the well. 	<p>plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits. The Disturbance Coordinator shall respond to complaints.</p>		<p>that appropriate noise control measures are reflected in the building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.</p>	
<p>MM 4.6-2: Commercial Noise Controls For all commercial uses within 500 feet of residential uses, the developer shall implement the following or equally effective measures:</p> <ul style="list-style-type: none"> ▪ Where commercial land uses adjoin residential property lines, the following measures shall be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. ▪ Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: <ul style="list-style-type: none"> ○ Loading docks and truck delivery areas shall be a minimum distance of 211 feet from residential property lines; ○ Property line barriers shall be eight feet in height. Circulation routes for trucks shall be located a minimum of 80 feet from residential property lines; ○ Loading dock and truck deliveries shall be limited to daytime hours; ○ All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; 	<p>The Planning Department shall review development proposals to ensure that the uses are compatible and that these measures have been implemented.</p>	<p>At the time of occupancy.</p>	<p>The Planning Manager shall review all commercial plans and ensure that appropriate measures are implemented.</p>	

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<ul style="list-style-type: none"> ○ All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; ○ Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; and ○ In cases where loading docks or truck delivery circulation routes are located less than 211 feet from residential property lines or if nighttime deliveries are required, an acoustical evaluation shall be submitted to the City to verify compliance with the City of Roseville Noise Level Performance Standards. Uses that do not comply with the City of Roseville Noise Level Performance Standards shall not be permitted. <ul style="list-style-type: none"> ▪ Prior to City approval of conditionally permitted uses which include more substantial exterior noise sources such as car washes, automotive repair, and outdoor recreation, a noise study shall be prepared by an acoustical engineer that identifies the necessary measures required to achieve compliance with the City of Roseville Noise Level Performance Standards at the nearest sensitive receptors. The City shall require that the measures identified in the noise study are implemented as a condition of approval of conditional use permits. 				
<p>MM 4.6-3: Traffic Noise Control The following measures would reduce impacts to off-site sensitive receptors from traffic noise levels:</p> <ul style="list-style-type: none"> ▪ Sunset Boulevard West shall be repaved from Pleasant Grove Road to Westbrook Boulevard using Open Graded Asphalt Concrete (OGAC). ▪ Pleasant Grove Road shall be repaved north of Baseline Road using OGAC. 	<p>The City will seek to incorporate this measure into the regional traffic fee program developed with Placer County. If incorporated into the regional traffic fee, the Applicant(s) within the ARSP will be required to contribute to the regional fee on a pro-rata basis. The County will be responsible for overseeing the improvements.</p>	<p>Prior to approval of building permits.</p>	<p>The City Engineer will verify the feasibility of this measure with the Placer County Public Works Director. If feasible, the County Public Works Director will ensure that the regional traffic fee program is implemented, the fees collected, and the improvements implemented.</p>	
<p>MM 4.6-4: Traffic Noise Attenuation within the Project Site The following measure shall be implemented to reduce traffic noise impacts:</p> <ul style="list-style-type: none"> ▪ A detailed analysis of interior noise levels shall be conducted when building plans are available for the residential uses adjacent to the proposed Placer Parkway 	<p>Applicant(s) shall submit site-specific acoustical analyses to the Chief Building Inspector for review</p>	<p>Prior to approval of building permits.</p>	<p>The Chief Building Inspector shall ensure that appropriate noise control measures are reflected in the building plans. The Building</p>	

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<p>alignment. The analysis shall identify noise control measures that are required to achieve compliance with the City of Roseville 45 decibels (dB) L_{dn} interior noise level standard, such as installation of windows and doors with a sound transmission class (STC) rating of 30 to 35, and these noise control measures shall be implemented to achieve compliance with the City's standard. Such analysis shall be conducted by a qualified acoustical consultant recognized by the City of Roseville.</p> <ul style="list-style-type: none"> Mechanical ventilation shall be installed in all residential uses adjacent to Placer Parkway to allow residents to keep doors and windows closed, as desired for acoustical isolation. 			<p>Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.</p>	
Vegetation and Wildlife				
<p>MM 4.8-1(a): Ensure No Net Loss of Wetlands The City shall not issue a grading permit for the ARSP unless a Clean Water Act (CWA) Section 404 permit is first obtained from the U.S. Army Corps of Engineers (USACE), or an equivalent approval for waters of the State is obtained from the Regional Water Quality Control Board (RWQCB). The CWA Section 404 permit process (including Section 7 Consultation under Federal Endangered Species Act [FESA]) is the standard method for developing mitigation for projects that affect wetlands and vernal pool species such as special-status plants, vernal pool crustaceans, and Western spadefoot. Through this process, project Applicants shall be required to obtain the necessary permits and approvals to implement their Proposed Project while remaining in compliance with CWA and FESA. If a 404 permit is not obtained, the City shall not issue a grading permit for the Proposed Project. The obligation to obtain the 404 permit shall ensure no net loss to federally protected wetlands. After obtaining such a permit, however, the Applicant shall demonstrate to the City's Planning Director that they have also achieved no net loss of wetlands. Mitigation shall consist of a combination of the preservation of on-site vernal pool and other wetland habitat and the acquisition of off-site property with existing vernal pool and other wetland habitat for preservation.</p> <p>Mitigation shall include off-site creation and/or restoration of vernal pool and other wetland habitat, and/or participation in a mitigation credit program from a wetlands mitigation bank approved by the USACE and U.S. Fish and Wildlife Service (USFWS). These banks charge fees in exchange for credits that are based upon the mitigation obligation of the Applicant. If the Applicant chooses to buy mitigation credits, the Applicant shall pay fees that shall be used to restore, create, enhance, and/or preserve wetlands at an established mitigation bank. The credits shall be in direct proportion to the wetland impacts resulting from the Proposed Project.</p> <p>The project Applicants have identified appropriate off-site mitigation in the form of preservation, as shown in Figure 4.8-3. This off-site mitigation, coupled with on-site preservation and avoidance, shall be a component of the required compensation for the</p>	<p>The Applicants shall obtain appropriate permits from USACE and USFWS to ensure that there is no net loss of wetlands. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.</p>	<p>Prior to issuance of grading permit.</p>	<p>The City's Environmental Coordinator shall confirm that a Section 404 Permit has been issued and appropriate mitigation has been implemented for the proposed development areas. The Developer's biological monitor shall ensure that onsite wetlands are preserved and maintained consistent with the Section 404 Permit and applicable management plan.</p>	

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<p>Proposed Project. All wetland restoration and creation shall be conducted in a manner consistent with applicable USACE and USFWS mitigation guidelines and policies.</p>				
<p>MM 4.8-1(b): Wetland Avoidance/Mitigation Plan For any wetlands to be restored or created outside of an approved mitigation bank, the Applicant shall submit a Wetland Mitigation Plan that describes the specific method(s) to be implemented to mitigate for all on-site or off-site project-related impacts. This detailed Wetland Mitigation Plan shall be prepared in accordance with applicable USACE and USFWS policies and regulations, and the City's Grading and Erosion Control Ordinance. A copy of the 404 permit, the biological opinion, and the Wetland Mitigation Plan shall be provided to the City at the time of specific entitlements (grading permit, tentative map, etc), and the Wetland Mitigation Plan shall ensure the following to the satisfaction of the City:</p> <ul style="list-style-type: none"> a) Describe the location of the proposed wetland mitigation site(s), including a detailed map showing the acreage, distribution, and type of wetlands to be restored/created to ensure no net loss in wetland habitat acreage, values and functions. The compensation wetlands shall be designed, at a minimum, to meet or exceed the functions of the existing wetlands to be impacted. b) Include a monitoring plan to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/ modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. c) Include a long-term maintenance plan for the wetland preservation/mitigation areas describing the measures implemented to assure that they are maintained as wetland habitat in perpetuity. d) Require that fencing be installed around all existing wetlands that are within 50 feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material. Fencing shall be placed no closer than 10 feet to the delineated, verified perimeter of wetlands. This fencing shall be maintained until all adjacent construction activities are completed. e) A qualified biological resources monitor, approved by the City, shall be on the site(s) at all times when working in the open space corridor or other sensitive areas to ensure compliance with identified mitigation for the duration of all the proposed activities. The biological resources monitor shall submit bi-annual compliance reports to City monitor for review for a period of five years after completion of construction or until all performance standards have been satisfied. f) The wetland mitigation site(s) shall be surveyed by a qualified biologist, no more than 30 days prior to the start of construction, for the presence of raptor and federal 	<p>The Applicants shall obtain necessary approvals from USACE and USFWS in accordance with Section 404 of the CWA to ensure that there is no net loss of wetlands and submit a Wetland Mitigation Plan to the City. The Applicant(s) shall coordinate with USACE and USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.</p>	<p>Prior to issuance of specific entitlements.</p>	<p>The City's Environmental Coordinator shall confirm that wetlands are preserved consistent with the agency approved wetland avoidance and mitigation plan.</p>	

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<p>and state listed bird nesting sites, unless it is determined that construction will occur outside of the breeding season for all species likely to occur on site or observed present. If active nesting sites are observed, all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist.</p> <p>g) Applicant shall grant full access to the wetland mitigation site(s) to the City for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the City monitor may issue stop work orders if mitigation non-compliance is identified.</p> <p>h) Applicant shall specify measures for reuse or disposal of excavated material that is suitable for use in the project site. The plan should minimize the elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule.</p> <p>i) The Wetland Avoidance Mitigation Plan shall include a spill prevention and response plan to the satisfaction of the City.</p> <p>j) All disturbed areas shall be re-vegetated by the following methods: hydro seeding, drill seeding, or spreading of upland seed bearing soil. The method of re-vegetation shall be approved by a qualified wetland specialist and the City.</p> <p>k) The Applicant shall apply non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas. Non-toxic binders shall be applied to exposed areas after cut and fill operations and hydro seeded areas. The wetland mitigation site shall be watered as directed by the City of Roseville Public Works Department. The frequency shall be based on the type of operation, and soil and wind exposure.</p> <p>l) To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. The City may curtail construction during high ambient pollutant concentrations, including but not limited to, ceasing construction during peak-hour vehicular traffic on adjacent or nearby roadways. All land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 15 mph.</p> <p>m) The Applicants shall ensure that all inactive storage/stock piles are adequately covered, and that all trucks hauling dirt, sand, soil, or other loose materials also are adequately covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and top of the trailer) in accordance with the requirements of the California Vehicle Code (CVC) section 23114.</p>				
<p>MM 4.8-2: Vernal Pool Fairy Shrimp Measures The project Applicant shall mitigate the 14.461 acres of vernal pool fairy shrimp habitat</p>	The Applicant(s) shall obtain appropriate	Prior to issuance of grading permit.	The City's Environmental	

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<p>that will be directly impacted at a 2:1 ratio for preservation (28.922 acres preserved) and 1:1 ratio for creation (14.461 acres created). The 9.972 acres of vernal pool fairy shrimp that may be indirectly impacted will be mitigated at a 1:1 ratio for preservation (9.972 acres). This equates to a total of 38.894 acres of preservation and 18.640 acres of creation.</p> <p>The locations of the preserved and created vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) habitat shall be disclosed in the Wetland Avoidance/Mitigation Plan required in Mitigation Measure 4.8-1 (b).</p>	<p>approvals from the USACE and USFWS to ensure that vernal pool fairy shrimp habitat is preserved. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.</p>		<p>Coordinator shall confirm that onsite vernal pool fairy shrimp habitat is preserved and maintained consistent with the Section 404 Permit.</p>	
<p>MM 4.8-3: Special Status Plant Measures</p> <p>The following mitigation measures shall be implemented to reduce impacts to special status plant species:</p> <ul style="list-style-type: none"> a) A qualified botanist or biologist shall collect source pool inoculum from the two vernal pools containing dwarf downingia and shall transfer the soil inoculum to the created and/or restored wetlands within the proposed off-site Mitigation Properties. A botanist or qualified biologist shall determine which created pools will provide the best suitable habitat. Created and/or restored wetlands will require monitoring according to Section 404 permit guidelines and therefore transferred inoculum would be covered under such efforts. b) Perform focused special-status plant surveys according to California Department of Fish and Wildlife (CDFW), California Native Plant Society (CNPS), and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b) for the three off-site Mitigation Properties. Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. c) The USFWS generally considers survey results valid for approximately three years. Therefore, follow-up surveys may be necessary within the project site to avoid take of any special status plant species. This shall be determined during consultation with USFWS. The presence or absence of special-status plant species shall be determined through rare plant surveys conducted according to CDFW, CNPS and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b). Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. d) If no special-status plants are found, no further measures pertaining to special-status plants are necessary. 	<p>The Applicant(s) shall obtain appropriate permits from the USACE and USFWS to ensure that there is no net loss of habitat for special-status plant species. The Applicant(s) shall prepare follow-up reports on the status and success of mitigation and shall submit these responses to USFWS. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.</p> <p>The results of pre-construction surveys and transfer of the soil inoculum to the off-site mitigation properties shall be submitted to</p>	<p>Prior to issuance of grading permit.</p>	<p>The City's Chief Building Inspector shall confirm that requirements of MM 4.8-3 have been fulfilled consistent with the Section 404 Permit.</p>	

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<p>e) If special-status plant species are found within the project site, avoidance zones shall be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species and the specific avoidance zone distance will be determined in coordination with appropriate resource agencies (CDFW and USFWS).</p> <p>f) If special-status plant species are found within the project site and avoidance of the species is not possible, then additional measures such as seed collection and/or transplantation shall be developed in consultation with the appropriate agencies (CDFW and USFWS).</p>	<p>the Chief Building Inspector prior to the construction of each phase.</p>			
<p>MM 4.8-4: Relocate Western Spadefoot The following mitigation measures shall be implemented to reduce impacts to Western spadefoot (<i>Spea hammondi</i>):</p> <p>a) A qualified biologist shall perform preconstruction surveys for Western spadefoot within the construction area in the appropriate season (generally February) to detect adults, larvae, and/or egg masses, within 14 days prior to the start of construction.</p> <p>b) If no Western spadefoots are found, no further measures pertaining to this species are necessary.</p> <p>c) Pools that are found to support Western spadefoot shall be avoided if feasible. If avoidance is not feasible, then the CDFW shall be consulted for its recommendation with respect to relocation of adults, larvae, tadpoles, or egg masses. Although there is no set protocol for the relocation of Western spadefoot, the capture and relocation of reptile and amphibian species from habitat that will be impacted to similar areas of protected suitable habitat is a standard part of both USFWS and CDFW procedures and recommendations for mitigating impacts. When done in combination with habitat restoration and preservation, the procedure is known to be successful in reducing potential impacts to special-status amphibian and reptile populations.</p>	<p>The results of pre-construction surveys shall be submitted to the Chief Building Inspector prior to the construction of each phase.</p>	<p>Prior to issuance of grading permit.</p>	<p>The Planning Manager shall verify the results of the pre-construction survey.</p>	
<p>MM 4.8-5: Relocate Northwestern Pond Turtle The following mitigation measures shall be implemented to reduce impacts to northwestern pond turtle (<i>Actinemys armorata</i>):</p> <p>a) A qualified biologist shall perform preconstruction surveys for northwestern pond turtle within the construction area for each phase of the Proposed Project within 24 hours prior to the start of construction.</p> <p>b) If no northwestern pond turtles are found, no further measures pertaining to this species are necessary.</p> <p>c) If northwestern pond turtles are found within an area proposed for impact, a qualified biologist shall relocate the northwestern pond turtle to a suitable location away from</p>	<p>Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to construction of each phase. Should it be required, a qualified biologist shall relocate northwestern pond turtles prior to construction.</p>	<p>Prior to construction of each phase.</p>	<p>The City's Planning Manager shall ensure that onsite northwestern pond turtle are appropriately relocated.</p>	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>the proposed construction, in consultation with CDFW.</p>				
<p>MM 4.8-6: Avoid Nesting Sites for Protected Bird Species To ensure that raptor and other bird species protected under the Migratory Bird Treaty Act (MBTA) are not injured or disturbed by construction in the vicinity of nesting habitat, the project Applicant shall implement the following measures:</p> <p>a) Nesting Raptors: All raptors and their active nests are protected under the California Fish and Game Code and federal MBTA. To ensure that there are no impacts to protected active nests, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 300 feet of the limits of construction activity. The preconstruction surveys shall occur within 3 days of the initiation of construction activity during the nesting season (February 1 through August 31). If there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted; however no additional surveys are required for ongoing construction activities. o If no active raptor nests are found, no further measures pertaining to raptors nests are necessary. o If active nests are found, the active nests shall be monitored by a qualified biologist for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations for buffer distances relative to the species identified. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. o Once construction activities commence within the project site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. Should construction activities cause observed stress to nesting birds, the exclusionary buffer shall be adjusted (e.g. increased) based on findings of a qualified biologist. o Pre-construction nest surveys are not required for construction activity outside the nesting season. 	<p>Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building plans. The</p> <p>Avoidance measures shall be implemented during construction, and consultation with the CDFW shall ensure mitigation is adequate.</p>	<p>Prior to approval of grading and building permits.</p>	<p>The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s).</p>	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>b) Burrowing Owl: Burrowing owls were detected within the project site during surveys. To minimize impacts to protected burrowing owls and their burrows, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> o If possible, initiate construction activities during the non-breeding season, September 1 through January 31. o A qualified biologist shall conduct a take avoidance (pre-construction) burrowing owl survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 150 meters (492 feet) of the limits of construction within 14 days of the initiation of construction activity, according to the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If no burrowing owls or sign are observed, construction may proceed. o If burrowing owls or sign are found, avoidance setbacks shall be implemented in accordance with CDFW Burrowing Owl Mitigation (CDFW, 2012). o If avoidance setbacks are infeasible, the qualified biologist shall coordinate with CDFW, and prepare and implement a Burrowing Owl Exclusion Plan that will include passive relocation according to protocol outlined in the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If passive relocation methods are employed, the project impact site shall be rendered inhospitable for further burrowing owl re-occupation in accordance with the Exclusion Plan. <p>c) Swainson's Hawk: Swainson's hawks have been found nesting on the adjacent Creekview Specific Plan (CSP) Area to the south of the project site (City of Roseville, 2011a). To minimize impacts to protected Swainson's hawks and their nests, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> o If possible, initiate site construction activities during the non-breeding season, September 1 through February 28. o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 0.5 mile of the limits of construction within 14 days of the initiation of construction activity during the nesting season (March 1 through August 31). o If no active Swainson's hawk nests are found, no further measures pertaining to Swainson's hawk nests are necessary. o If active nests are found, the qualified biologist shall monitor the active nests for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations. 				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<ul style="list-style-type: none"> o Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction within the project site. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. o Pre-construction Swainson’s hawk nesting surveys are not required for construction activity outside the nesting season. <p>d) California Black Rail: There is no potential California black rail habitat with the project site. However, surveys or habitat assessments for this species have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to California black rail, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> o A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area to identify suitable California black rail habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat. o If suitable habitat is within areas proposed for construction during the breeding season (February 1 through July 31), the qualified biologist shall conduct a pre-construction survey for the California black rail. Three surveys shall be conducted at least seven days apart during peak calling times (one half hour before dawn until three hours after, and three hours before sunset until one half hour after) using playback of taped breeding calls. The last survey shall occur within 14 days of the start of construction. o If no California black rail is detected, no further measures pertaining to this species are necessary. o If a California black rail is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the rail has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity. <p>e) Western Yellow-billed Cuckoo: There is no Western yellow-billed cuckoo habitat with the project site. However, surveys or habitat assessments have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to Western yellow-billed cuckoo, the following mitigation measures shall be implemented:</p>				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<ul style="list-style-type: none"> ○ A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area and the three off-site Mitigation Properties to identify suitable Western yellow-billed cuckoo habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat. ○ If suitable habitat is proposed for construction during the breeding season (June 15 to August 31), prior to construction, the qualified biologist shall conduct a pre-construction survey for Western yellow-billed cuckoo. ○ The survey shall include three visits at least 10 days apart. Each survey shall be conducted during peak activity times (6:30 a.m.to 12:00 noon) by using playback of taped “kowlp” calls. Five taped calls (each at least 30 seconds apart) shall be played every 100 meters of linear habitat. ○ If a Western yellow-billed cuckoo is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the cuckoo has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity. ○ If no Western yellow-billed cuckoos are detected, no further measures pertaining to Western yellow-billed cuckoos are necessary. <p>f) Nuttall’s Woodpecker, Loggerhead Shrike, Yellow-billed Magpie, Oak Titmouse, and Grasshopper Sparrow: The project site support potential nesting habitat for one special-status woodpecker and five special status passerine bird species: Nuttall’s woodpecker (USFWS conservation concern), loggerhead shrike (USFWS conservation concern and CDFW species of special interest [SSC]), yellow-billed magpie (USFWS conservation concern), oak titmouse (USFWS conservation concern), and grasshopper sparrow (CDFW SSC). To ensure that there are no impacts to protected active nests of these species, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> ○ A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 14 days of the initiation of construction activity during the nesting season (Nuttall’s woodpecker, March-July; loggerhead shrike, March-May; yellow-billed magpie, late February-mid-July; oak titmouse, March-July; grasshopper sparrow, May-July). 				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<ul style="list-style-type: none"> ○ If no active special-status bird nests are found, no further measures pertaining to special-status birds are necessary. ○ If active nests are found, the active nests will be monitored by a qualified biologist prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. ○ Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. ○ Pre-construction bird nesting surveys are not required for construction activity outside the nesting season. <p>g) Migratory Bird Treaty Act Birds: Many birds, including commonly occurring species, are protected under the California Fish and Game Code and the Federal MBTA. To ensure that there are no impacts to protected birds or their active nests, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> ○ A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 3 days of the initiation of construction activity during the nesting season (February 1 to August 31). If there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted; however no additional surveys are required for ongoing construction activities. ○ If no protected birds are found, no further measures pertaining to protected birds are necessary. ○ If active nests are found, a qualified biologist shall monitor the active nests prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. ○ Once construction activities commence on-site, all nests will be monitored by a qualified biologist to detect any behavioral changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall 				

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. Should construction activities cause observed stress to nesting birds, the exclusionary buffer shall be adjusted (e.g. increased) based on findings of a qualified biologist.</p> <ul style="list-style-type: none"> Pre-construction bird nesting surveys are not required for construction activity outside the nesting season. 				
<p>MM 4.8-7: Off-Site and On-Site Preservation of Grassland Habitat</p> <p>CDFW recommends that projects that result in the loss of potential foraging habitat for Swainson’s hawk (which includes grasslands) within 10-miles of an active nest site provide mitigation for that loss. To the extent feasible, strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat shall be addressed in the Operations and Maintenance Plan prepared pursuant to the Section 404 Permit. Some of these strategies could include; but are not necessarily limited to, grazing for grassland management, monitoring for biological values, and adaptive management. Mitigation for Swainson’s hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other bird species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, Ferruginous hawk, and loggerhead shrike among others.</p> <p>A Swainson’s Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of foraging habitat. Therefore, the project Applicant shall preserve no less than 595.7 acres of grassland and agricultural foraging habitat for Swainson’s hawk. Approximately 91.4 acres of Swainson’s hawk foraging habitat shall be maintained and preserved onsite. The remainder of the mitigation shall be accomplished via the preservation of 499.9 acres of grassland communities within the three off-site Mitigation Properties, which will offset the loss of foraging habitat pursuant to the CDFW-established formula for Swainson’s hawk foraging habitat replacement.</p>	<p>Applicable construction restrictions shall be reflected within building plans. The Applicant(s) shall coordinate with CDFW to modify as necessary any mitigation plans in an effort to attain mitigation success.</p>	<p>Prior to approval of grading and building permits.</p>	<p>The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City’s regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s).</p>	
<p>MM 4.8-8: Wildlife Movement Protection Policies</p> <p>To protect the long term habitat of the University Creek stream channel and associated riparian corridor as for use as wildlife movement and migration corridors, the project Applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFW Code, the Applicant(s) shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the stream corridor, which sets forth mitigation measures that the Applicant must implement. These measures shall include, but not be limited to, the use of a bridge and/or culvert for the</p>	<p>The Applicant(s) shall enter into a Section 1600 Streambed Alteration Agreement with CDFW. The City’s National Pollutant Discharge Elimination System</p>	<p>Prior to approval of grading permits.</p>	<p>The City of Roseville’s NPDES Coordinator shall confirm that water quality measures are implemented and the City’s Preserve Manager shall ensure that activities are</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
road crossing that is large enough that wildlife have enough space to pass without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and revegetation of stream corridor habitat that has been damaged due to the project's construction. The road crossing feature shall be constructed in a configuration as to provide wildlife with unimpeded passage. Furthermore, recreational use trails shall be lined by post and rail fence and signage shall be posted to direct trail users to stay within the designated trail corridor. The trails shall be closed to use one-half hour after sunset to one-half hour before sunrise and shall not be illuminated.	(NPDES) Coordinator shall ensure measures are included in the Proposed Project to reduce water quality impacts.		consistent with the Section 404 Permit and applicable Operation and Maintenance Plan(s).	
<p>MM 4.8-9: Pre-Construction Surveys for Special Status Bats To ensure that there are no impacts to active bat roosts, the following mitigation measures are recommended:</p> <ul style="list-style-type: none"> a) A qualified biologist shall conduct a dusk emergence survey (start one hour before sunset and last three hours), followed by a pre-dawn re-entry survey (start one hour before sunrise and last for two hours), in addition a daytime visual inspection of all potential bat roosting habitat within the limits of construction within the project site included as part of the pre-construction clearance survey. If no active bat roosts or sign are observed, construction may proceed. b) If no active special-species bat roosts are found, no further measures pertaining to special-species bats are necessary. c) If roosting special-species bats are found on-site during the surveys, avoid direct and indirect impacts to roosting sites by establishing a no-disturbance buffer of 100 feet around roost sites, in consultation with CDFW. d) Clearing and grubbing adjacent to the roost site and lighting use near the roost site where it would shine on the roost or interfere with bats entering or leaving the roost shall be prohibited. e) Operation of internal combustion equipment, such as generators, pumps, and vehicles within 100 feet of the roost site shall be prohibited. 	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Avoidance measures, if required, shall be included on grading plans and implemented during construction, and consultation with the CDFW shall ensure mitigation is adequate.	Prior to issuance of grading permit and if bats are found during grading operations	The Construction Inspector shall confirm that onsite special-status bats are appropriately protected consistent with applicable grading permit conditions.	
<p>MM 4.8-10: Pre-Construction Surveys for American Badger The annual grasslands within the project site have a low potential to support habitat for American badger. To ensure that there are no impacts to American badgers and their burrows, the following mitigation measures are required:</p> <ul style="list-style-type: none"> a) In conjunction with pre-construction burrowing owl surveys (Mitigation Measure 4.8-6), a qualified biologist shall conduct pre-construction surveys for American badgers, including burrows. If no American badgers or signs are observed, construction may proceed. b) If no American badgers/active burrows are found, no further measures pertaining to this species are necessary. 	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Avoidance measures, if required, shall be included on grading plans and implemented during	Prior to issuance of grading permit	The City's Construction Inspector shall confirm that onsite American badgers are appropriately protected consistent with applicable grading permit conditions.	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
c) If American badgers are found on-site during the surveys, the qualified biologist shall avoid direct and indirect impacts to burrows by establishing a no-disturbance buffer of 100 feet around burrows, in consultation with CDFW.	construction, and consultation with the CDFW shall ensure mitigation is adequate.			
MM 4.8-11: Additional Surveys for Off-Site Improvement Areas Prior to construction of any off-site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by infrastructure development. If it is determined that wetland resources or sensitive species would be impacted, Mitigation Measure 4.8-1 (a) and (b), Mitigation Measure 4.8-2, or Mitigation Measure 4.8-3 shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur due to off-site constructions, Mitigation Measures 4.8-4 and 4.8-5 shall be implemented, respectively. If it is determined that active nests exist within the off-site improvement location, Mitigation Measure 4.8-6 shall be implemented as appropriate to the species. If it is determined the offsite improvement is located within or adjacent to a wildlife movement corridor, Mitigation Measure 4.8-8 shall be implemented. If any bat roosts are identified, Mitigation Measure 4.8-9 shall be implemented. If any badger burrows are located, Mitigation Measure 4.8-10 shall be implemented.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	
MM 4.8-12: Conduct Biological Surveys of the Urban Reserve Parcel Prior to construction activities within the Urban Reserve parcel, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by development. If it is determined that wetland resources or sensitive species would be impacted, Mitigation Measure 4.8-1 (a) and (b), Mitigation Measure 4.8-2, or Mitigation Measure 4.8-3 shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur, Mitigation Measures 4.8-4 and 4.8-5 shall be implemented, respectively. If it is determined that active nests exist, Mitigation Measure 4.8-6 shall be implemented as appropriate to the species. If development is proposed within or adjacent to a wildlife movement corridor, Mitigation Measure 4.8-8 shall be implemented. If any bat roosts are identified, Mitigation Measure 4.8-9 shall be implemented. If any badger burrows are located, Mitigation Measure 4.8-10 shall be implemented.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	
Cultural and Paleontological Resources				
MM 4.9-1: Conduct Archaeological Survey of Urban Reserve Parcel Development proposals for the Urban Reserve parcel shall identify known and/or potential archaeological sites, based on field surveys of the area proposed for development conducted by a qualified archaeologist. If significant resources or significant archaeological sites are present, the development proposal shall designate the area surrounding the site as open space and the site shall be completely avoided.	Cultural resource surveys shall be conducted by a qualified archaeologist and any resulting recommendations to protect resources shall be reflected in all	Prior to approval of Grading and Building Permits for the Urban Reserve Parcel.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
	<p>construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.</p>		<p>construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.</p>	
<p>MM 4.9-2: Cease Work and Consult with Qualified Archaeologist</p> <p>(a) Should any cultural resources, such as wells, foundations, or debris, or unusual amounts of bone, stone or shell, artifacts, burned or baked soils, charcoal, or human remains be encountered during subsurface excavation or construction activities, work shall be suspended within 100 feet of the discovery. The City shall be immediately notified. At that time, a qualified professional archaeologist shall assess the resource and provide recommendations for treatment if the resource appears to be potentially eligible for listing on the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). Possible management recommendations could include, but not be limited to, avoidance, construction monitoring, recordation, site testing, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City Staff, in consultation with a qualified archaeologist, to avoid or minimize significant effects to the cultural resources prior to resumption of ground-disturbing activities.</p> <p>(b) If human remains are uncovered during project construction, pursuant to Public Resources Code (PRC) Section 5097.98 and Section 7050.5 of the California Health and Safety Code, the Placer County Coroner shall be notified immediately. California law recognizes the need to protect interred human remains, particularly Native American burials and items of cultural patrimony, from vandalism and inadvertent destruction. The procedures for the treatment of discovered human remains are contained in California Health and Safety Code §7050.5 and §7052 and California PRC §5097. If human remains are uncovered during ground-disturbing activities, all such activities within a 100-foot radius of the find shall be halted immediately and the City's designated representative shall be notified. The City shall immediately notify the Placer County coroner. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The City shall contact the Most Likely Descendent (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the City and a qualified professional archaeologist shall develop a plan of action to avoid or minimize</p>	<p>This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.</p>	<p>During construction, as a condition of Grading and Building Permits.</p>	<p>The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.</p>	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>significant effects to the human remains prior to resumption of ground-disturbing activities.</p>				
<p>MM 4.9-3: Monitor for Paleontological Resources, Cease Work and Consult with Qualified Paleontologist</p> <p>The paleontological report prepared for the Proposed Project included identification of fossiliferous Turlock Lake and Riverbank formations within portions of the project site, beginning approximately two feet below ground surface and continuing up to eight feet below ground surface. Because fossil localities cannot be predicted without actually disturbing a rock unit, a qualified professional paleontologist (as defined by the Society of Vertebrate Paleontology, 2010) shall be retained to provide awareness training for construction personnel involved in earth-moving activities. Construction personnel to be involved with earth-moving activities shall be informed that fossils could be discovered during excavation that these fossils are protected by laws, on the appearance of common fossils, and on proper notification procedures should fossils be discovered.</p> <p>In addition, a qualified professional paleontologist shall monitor earth-moving during the initial project grading that impacts sediment greater than two feet (0.6 meters) in depth in areas with mapped Turlock Lake or Riverbank formation geologic units to observe the stratigraphy and any fossils exposed by excavation. This shall not be required in areas where sediments will be buried but not otherwise be disturbed. If no evidence of fossils is seen in the initial grading, a program of periodic spot checks of the deepest excavations or those judged most likely to disturb fossils shall be instituted until excavations have been completed. Should any evidence of paleontological resources (e.g., fossils) be encountered, work shall be suspended within 100 feet of the discovery, and the City shall be notified immediately. At that time, the paleontologist shall assess the resource and provide appropriate management recommendations. Recommendations shall include, but are not limited to, salvage and treatment as described by the Society of Vertebrate Paleontology (2010). This treatment shall include preparation, identification, determination of significance, and curation into a public museum.</p>	<p>This condition shall be reflected in all construction and building plans and permits. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.</p>	<p>During construction, as a condition of Grading and Building Permits.</p>	<p>The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.</p>	
<p>MM 4.9-4: Conduct Appropriate Off-Site Studies</p> <p>Prior to undertaking construction of off-site infrastructure, the City shall determine whether or not cultural resource surveys have been undertaken for any areas to be disturbed during construction. If surveys were conducted, the City shall document that any identified resources were treated as recommended in the studies. If no studies or surveys were conducted, the City shall ensure that a qualified archaeologist conducts the appropriate level of study. If significant resources or significant archaeological sites are present, they shall be avoided, as feasible. If avoidance of such resources is not feasible, recordation of the sites shall be required, along with treatment as is recommended by the archaeologist after consultation with State Historic Preservation Office (SHPO) and, if the find is prehistoric, NAHC. If unknown resources are encountered during construction, recommendations, including the possible management recommendations listed in</p>	<p>Cultural resource surveys shall be conducted by a qualified archaeologist or paleontologist and any resulting recommendations to protect resources shall be reflected in all construction and building plans. The Public Works Director</p>	<p>Prior to approval of Grading and Building Permits of off-site infrastructure.</p>	<p>The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>Mitigation Measures 4.9-2 and 4.9-3, shall be implemented to ensure that the resources are avoided, protected, and/or recorded.</p>	<p>shall review plans for inclusion of specifications prior to the issuance of building permits.</p>		<p>Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s). The Parks and Recreation Director shall ensure that measures to protect and mitigate historic resources are implemented for any historic structures within parks property.</p>	
<p>Hazardous Materials and Public Safety</p>				
<p>MM 4.10-1: Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP As a condition of approval of the ARSP, the following recommendations from the Phase I Environmental Site Assessment (ESA) for the project site (ENGEO, 2006) shall be completed prior to issuance of grading permits:</p> <ol style="list-style-type: none"> 1. Stained soil observed beneath one of the 5-gallon buckets used to store Tech 2000 Mineral Gear Oil shall be removed and properly disposed of at an appropriate disposal facility. 2. Stained soil measuring approximately 1 foot in diameter beneath one of the above-ground fuel storage tanks next to the steel silo in the northern portion of the property shall be removed and properly disposed of at an appropriate disposal facility. 3. The 21 55-gallon steel drums near the farm facility shall be removed and properly disposed of at an appropriate disposal facility. 	<p>The Applicant(s) shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments.</p>	<p>Prior to approval of Building Permits.</p>	<p>The Roseville Fire Department shall oversee any activities related to hazardous materials.</p>	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>4. A statistically significant number of soil samples shall be collected from the surface soil within the boundaries of the proposed school site and analyzed for agricultural chemicals per U.S. Environmental Policy Act (EPA) guidelines.</p> <p>5. Should the results indicate the presence of a statistically significant concentration of agricultural chemicals with the potential to cause harm to sensitive receptors (such as school children), a Phase II ESA shall be conducted to determine the extent of the contamination and provide recommendation to remediate the school site. In consultation with Department of Toxic Substances Control (DTSC), the proponent of the school development shall develop a workplan based on the recommendations of the Phase II ESA to remediate the project site.</p> <p>6. Debris at various locations across the project site shall be removed and properly disposed of.</p> <p>7. The burn wood pile measuring approximately 500 feet long by 6 feet tall by 6 feet wide along the southern portion of the project site shall be removed prior to construction at the project site.</p> <p>8. If evidence of further soil contamination, septic tanks, or other underground storage tanks are encountered in the project site, work shall cease until the area can be tested by a qualified professional meeting EPA's definition of an Environmental Professional under the All Appropriate Inquiries Rule in accordance with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The qualified professional shall provide recommendations for further remediation in compliance with federal, state, and local regulations. If necessary, contaminated materials shall be removed and properly disposed or remediated, and regulatory site closure obtained. Remediation activities could include removal of contaminated soil, and/or treatment. The City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department (RFD), Placer County Department of Environmental Health (PCDEH), and if needed, other appropriate federal, state and local agencies. Once a site is remediated to the satisfaction of the appropriate regulatory agency, construction can continue.</p>				
<p>MM 4.10-2: Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve Parcel</p> <p>Development proposals for the Urban Reserve parcel shall include a Phase I ESA and require that recommended testing and remediation identified in the Phase I ESA be performed. City conditions of approval shall require that, if evidence of soil contamination is encountered in the area of the Urban Reserve proposed to be developed, work shall cease until the area can be tested, and, if necessary, be remediated. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the Urban Reserve parcel are coordinated with the RFD, PCDEH, and if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue.</p>	<p>The Applicant(s) shall be responsible for conducting soil testing and/or recommendation of the Phase I ESAs.</p>	<p>Prior to approval of building permits for the Urban Reserve Parcel.</p>	<p>The Roseville Fire Department shall oversee any activities related to hazardous materials.</p>	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Public Utilities – Water				
<p>MM 4.12.1-1: Secure Adequate Water Supply</p> <p>Prior to the approval of building permits, proponents of the Proposed Project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable and recycled water supplies to the Proposed Project area. Additionally, prior to the approval of building permits, the City shall enter into agreement with Placer County Water Agency (PCWA) to acquire water supplies of sufficient quantity to serve the ARSP as described in the EIR and Water Supply Assessment (WSA). The identified source would need to be legally available and sufficient to meet the demand of the Proposed Project, consistent with the WFA and City policies and California Water Code Section 10910 et seq. and Government Code Section 66473.7 subject to a completed environmental review, approved by the agency with jurisdiction over the source, and funded.</p>	<p>The City shall enter into an agreement with PCWA for water supply. The Applicant(s) shall pay their proportionate share of funding costs to the City for the new water supply.</p>	<p>Prior to issuance of building permits.</p>	<p>The Environmental Utilities Director shall confirm execution of the required water supply agreement.</p>	
Public Utilities – Wastewater				
<p>MM 4.12.3-1: Treatment Plant Capacity</p> <p>Prior to issuance of building permits for development in the ARSP, the Applicant shall demonstrate to the City that the South Placer Wastewater Authority (SPWA) has approved expansion of the SPWA 2005 SAB to include the ARSP. All Applicants shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees. Applicant shall also participate on a fair share basis in other financial mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the ARSP Applicant shall rely on the City (on behalf of the SPWA partners) to construct regional treatment and regional transmission facilities needed to treat and discharge wastewater produced within the service area boundary. In the event the City is unable to obtain all required permits (e.g. NPDES permit and Waste Discharge Requirements [WDRs]) or is unable to complete the required facility expansion(s), development within the service area boundary may continue until existing capacity has been exhausted, at which time any remaining development shall be curtailed until such time as sufficient wastewater treatment and discharge capacity becomes available.</p>	<p>The Applicant(s) shall demonstrate that the PGWWTP will or has been expanded.</p>	<p>Prior to issuance of building permits.</p>	<p>The Environmental Utilities Director shall monitor the capacity of the PGWWTP and ensure that expansion occurs in advance of the need.</p>	
<p>MM 4.12.3-2: Treatment Plant Expansion</p> <p>The City shall implement all relevant construction related mitigation measures for expansion of the PGWWTP listed in Appendix V and all water quality and aquatic resource mitigation measures applicable to this project as listed in Table 4.12.3-4.</p>	<p>See applicable mitigation measures in Appendix V and Table 12.3-4 of the Final EIR.</p>	<p>Prior to issuance of building permits.</p>	<p>The Environmental Utilities Director shall monitor the capacity of the PGWWTP and ensure that expansion occurs in advance of the need.</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Public Utilities – Solid Waste				
<p>MM 4.12.4-1: Divert Construction Debris Developers of the ARSP shall ensure a 50 percent diversion of the construction waste stream from Western Regional Sanitary Landfill (WRSL) disposal. In developer contracts with construction contractors and their sub-contractors, the developer shall require that the amount of construction waste be diverted from WRSL disposal be no less than 50 percent. The developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City’s Environmental Utilities Department in order to verify compliance with this requirement.</p>	<p>Development contracts shall require 50 percent diversion of construction waste from the WRSL.</p>	<p>At the time of construction debris will be diverted to an appropriate recycling facility.</p>	<p>The Environmental Utilities Director shall ensure that the Applicant(s) are complying with the construction debris diversion requirements.</p>	
Hydrology and Water Quality				
<p>MM 4.13-1: Implementation of Construction Activity Stormwater Standards Prior to the issuance of a City grading permit and the commencement of construction activities, the Applicant shall demonstrate to the City compliance with the State Water Resources Control Board (SWRCB) NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit), the City of Roseville’s Construction Standards, and the City’s Stormwater Best Management Practice (BMP) Guidance Manual. The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the CWA. To comply with the NPDES permit, the Applicant shall file a Notice of Intent with the SWRCB and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction, which includes a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site, and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP could include but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. ▪ Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. ▪ A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as 	<p>This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.</p>	<p>Prior to approval of grading or building permits.</p>	<p>The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City’s regulations.</p>	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
<p>fuel, fertilizers, pesticides, etc.) used onsite. The plan would also require the proper storage, handling, use, and disposal of petroleum products.</p> <ul style="list-style-type: none"> ▪ Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction. ▪ Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion. ▪ Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater. ▪ Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. ▪ Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff. ▪ Disturbed areas shall be revegetated after completion of construction activities. ▪ All necessary permits and approvals shall be obtained. ▪ Provide sanitary facilities for construction workers. 				
<p>MM 4.13-2: Stormwater Management Development Standards</p> <p>At the tentative map or site development stage, development shall be conditioned to include source control and Low Impact Development (LID) strategies, treatment control measures, including but not limited to bio-retention treatment as required by the City's then current design standards and the City's then current General Phase II Municipal Separate Storm Sewer System (MS4) Permit issued by the State. The measures shall include, but are not limited to, the measures identified in the Amoruso Drainage Master Plan. In addition, necessary erosion and sediment control measures for University Creek at Discharge Point E and monitoring of University Creek downstream of the discharge point shall be incorporated into the project design plans and submitted to the City for review and approval prior to receiving building/grading permits.</p>	<p>This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.</p>	<p>Prior to approval of grading or building permits.</p>	<p>The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector</p>	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
			shall enforce the City's regulations.	
<p>MM 4.13-3: Fair Share Payment to Regional Stormwater Retention</p> <p>The Applicant shall annex into the fee district and pay the Pleasant Grove Drainage fee to the City prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Pleasant Grove Retention Basin Project at the Al Johnson Wildlife Area.</p>	The City shall collect the Pleasant Grove Drainage fee from Applicant(s).	Prior Building Permits issuance.	The City Engineer shall monitor and confirm that the Pleasant Grove drainage fee is collected.	
<p>MM 4.13-4: North Retention Basin Construction</p> <p>All relevant construction-related mitigation measures for construction of the north retention basin within the Al Johnson Wildlife Area listed in the adopted Mitigation, Monitoring, and Reporting Program shall be implemented. The City shall monitor the discharge at the western boundary on a yearly basis, to ensure that there are no impacts and that the existing facility within the Al Johnson Wildlife Area is functioning properly.</p>	Refer to applicable mitigation measures in the adopted MMRP for the north retention basin. The City shall monitor discharge yearly.	Refer to applicable mitigation measures in the adopted MMRP for the north retention basin.	Public Works Director	
<p>MM 4.13-5: Erosion Monitoring Plan</p> <p>At the onset of any grading activities within the ARSP that increase the existing drainage area tributary to the University Creek channel within Al Johnson Wildlife Area, a geomorphologic assessment of University Creek through the Al Johnson Wildlife Area property shall be conducted.</p> <p>The geomorphologic assessment shall include erosion protection measures, such as stream bank stabilization and velocity reduction measures, and the location for their implementation. The construction of the erosion protection measures shall be triggered by criteria established within the geomorphologic assessment.</p>	A geomorphic assessment of University Creek shall be completed prior to grading. Mitigation measures shall be included based on the results of the assessment.	Prior to approval of grading permits.	The City Engineer shall confirm the geomorphologic assessment is conducted and appropriate erosion protection measures are properly implemented.	
Aesthetics				
<p>MM 4.14-1: Sight Lighting to Minimize Nuisance</p> <p>Light producing uses, such as ball fields, within the project site shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use. Light poles shall be designed using either 100 watt or LED light bulbs, and shall use the best technology that maximizes glare and spillage reduction.</p>	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the Proposed Project.	Prior to Building Permit issuance.	The Parks and Recreation Director shall review the proposed plans and ensure that nighttime lighting is directed away from residences and open space corridors.	
<p>MM 4.14-2: Low Glare Materials for New Development</p> <p>In order to reduce the effects of daytime glare from development of commercial or office uses within the project site, building developers shall utilize, when feasible, low-glare materials.</p>	The City shall implement policies to reduce the nuisance effects of	Prior to Building Permit issuance.	The Planning Manager shall review the proposed plans and ensure that nighttime	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
	nighttime/daytime and/or high-intensity illumination from the Proposed Project.		lighting is directed away from residences and open space corridors.	
<p>MM 4.14-3: Avoid Light Spill Over into University Creek and Open Space Areas Outdoor lighting shall be placed, designed, and directed so as to avoid light spillover into the habitat of University Creek, Open Space Preserve Areas, and the Al Johnson Wildlife Area. These parcels include those immediately adjacent to the open space and shown on the Land Use Map as parcels, AR-3, AR-4, AR-7, AR-8, AR-11, AR-20, AR-24, AR-37, AR-56, AR-57, AR-60, AR-63, and the Urban Reserve parcel AR-110.</p>	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the Proposed Project.	Prior to Building Permit issuance.	The Parks and Recreation Director and City Preserve Manager shall review the proposed plans and ensure that nighttime lighting is directed away from residences and open space corridors.	
Energy				
<p>MM 4.15-1: Implement Measures to Reduce Energy Consumption Implementation of the Air Quality Mitigation Measures 4.4-1(d) and (f) and Mitigation Measure 4.4-2 reduce direct and indirect operational energy consumption. The requirements of Mitigation Measures 4.4-1(d) and (f) and Mitigation Measure 4.4-2 are listed below:</p> <p>Refer to MM 4.4-1 and MM 4.4-2.</p>	Refer to MM 4.4-1 and MM 4.4-2 .	Refer to MM 4.4-1 and MM 4.4-2 .	Refer to MM 4.4-1 and MM 4.4-2 .	