

PC Exhibit B



DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location:	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Project Description:	The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Sara Lebastchi, D and S Development
Property Owner:	SSL Enterprise LLC
Lead Agency Contact Person:	Escarlet Mar, Associate Planner; Phone (916) 774-5247

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
<p>Mitigation Measure BIO-1: Nesting Bird-Pre-construction Survey</p> <p>If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), a pre-construction survey for nesting birds shall be conducted no more than 14 days prior to ground disturbing activities. The survey should be conducted by a qualified biologist during the bird nesting season. In the event active bird nests are encountered during the survey, the biologist will determine the nest avoidance buffer zones as appropriate. If no active bird nests of sensitive bird species are found, project activities may continue as planned.</p>	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	Pre-Construction and Construction: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. <i>Add as note on Improvement Plans and Building Plans.</i>	Engineering and Planning	Nesting bird surveys	
<p>Mitigation Measure NOI-1</p> <p>Building facades shall include use of stucco with sheathing or cement fiber board with sheathing.</p>	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. <i>Add as note on Building Plans.</i>	Planning and Building	Building Plans	
<p>Mitigation Measure NOI-2</p> <p>STC 33 minimum rated glazing shall be used on the building facades of the project.</p>	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. <i>Add as note on Building Plans.</i>	Planning and Building	Building Plans	
<p>Mitigation Measure NOI-3</p> <p>Interior gypsum wallboards and gypsum ceiling shall be 5/8”.</p>	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. <i>Add as note on Building Plans.</i>	Planning and Building	Building Plans	
<p>Mitigation Measure NOI-4</p> <p>The mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings. Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many “S” turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.</p>	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. <i>Add as note on Building Plans.</i>	Planning and Building	Building Plans	
<p>Mitigation Measure NOI-5</p> <p>Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation.</p>	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. <i>Add as note on Building Plans.</i>	Planning and Building	Building Plans	
<p>Mitigation Measure NOI-6</p> <p>No PTAC’s shall be used.</p>	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. <i>Add as note on Building Plans.</i>	Planning and Building	Building Plans	
<p>Mitigation Measure TR-1</p> <p>The applicant shall construct a SB Left-Turn lane with 200-feet of storage for traffic traveling southbound along Rocky Ridge for entry into the Project site.</p>	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
<p>Mitigation Measure TR-2</p> <p>The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24. The</p>	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	

applicant shall also provide a minimum 35' wide A-7 driveway for the entry off Cirby Way along with a triangular median to prevent left ingress into the site.					
Mitigation Measure TR-3 The applicant shall prune the existing trees to a 6' clear height along the east side of Rocky Ridge Drive, north of the proposed driveway.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-4 The applicant shall relocate the existing chevron signs along Cirby Way, behind the proposed back of sidewalk.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-5 The applicant shall maintain access to the maintenance road located on the southeast corner of the site.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-6 The applicant shall relocate the traffic signal appurtenances along Cirby Way as directed by Public Works – Traffic Division.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TCR-1 If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the City shall be immediately notified, and the Tribal Representative in coordination with the City shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure TCR-2 The culturally affiliated Tribe shall consult with the City to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored. The construction contractor(s) and City shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request. Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. Work at the TCR discovery location shall not resume until authorization is granted by the City in coordination with the culturally affiliated Tribe. If articulated or disarticulated human remains, or human remains in any state of	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

<p>decomposition or skeletal completeness are discovered during construction activities, the County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.</p>					
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MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Address	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Property Owner	SSL Enterprise LLC
Planning Division Contact	Escarlet Mar, Associate Planner; Phone (916) 774-5247

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

- Table of Applicable Mitigation Measures
- Mitigation Verification Form(s)
- Specific supporting documentation required by measure(s), if applicable (e.g. biologist’s report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

Signature and Date	Print Name	Contact Number
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MITIGATION VERIFICATION FORM

Mitigation Measure _____

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

EXAMPLE **MITIGATION VERIFICATION FORM**

Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.