

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 program (MMP) contained herein is intended to satisfy the requirements of CEQA as it relates to the Creekview Specific Plan (CSP). This MMP is intended to be used by City Staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the Draft EIR prepared for the proposed project.

The Final EIR for the proposed project presents a detailed set of mitigation measures applicable to implementation of the CSP. 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 (November 10, 2009) and, in some cases, were refined during preparation of the Final EIR.

The intent of the MMP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMP 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 “applicants” 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.

Field Monitoring of Mitigation Measures

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for approval 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 project, the City's Public Works Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The inspectors will report to the City's Public Works Department and will be thoroughly familiar with the mitigation measures in the MMP. 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 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; (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 Planning Department. 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 Mitigation Monitoring Program 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 Mitigation Monitoring Program provides a level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the Mitigation Monitoring Program; 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 Mitigation Monitoring Program 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 Mitigation Monitoring Program and shall be made available to the public upon request.

Mitigation Monitoring Program

The table presented on the following pages provides the MMP for the proposed project. The MMP 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 project for consistency with the CSP Final EIR. In doing so all CSP Final EIR mitigation measures will be reviewed and those that apply to the proposed 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.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY
Impact 4.1-2	Land Use and Agricultural Resources			
Potential Incompatibility of Internal Land Uses	<p>MM 4.6-1 Construction Noise measures and MM 4.6-2 Commercial Noise Controls (CSP and Urban Reserve)</p> <p>In order to reduce potential conflicts between sensitive uses Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance.</p> <p>MM4.6-1(b): 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 in-take and exhaust ports on power construction equipment.</p> <p>MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem.</p> <p>MM 4.6-1(d): Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the</p>	The applicant shall be responsible for ensuring that future residents and adjacent commercial uses are compatible.	Prior to occupancy of any residence or sensitive use.	<p>The Public Works Department and Code Enforcement will ensure that construction measures and noise measures meet city standards.</p> <p>The Planning Director shall ensure that the project design incorporates measures to reduce land use in-compatibility</p>

	<p>drilling apparatus, and the drill rig, to the degree feasible as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.</p> <p>MM 4.6-2: Commercial Noise Controls For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures: 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.</p> <p>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: Loading docks and truck delivery areas shall be a minimum distance of 30 feet from residential property lines; Property line barriers shall be 6 to 8 feet in height. Circulation routes for trucks shall be located a minimum of 30-feet from residential property lines; All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; Emergency generators shall comply</p>			
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	<p>with the local noise criteria at the nearest noise-sensitive receivers; In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Roseville Noise Level Performance Standards.</p>			
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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.1-4	Land Use and Agricultural Resources				
Potential incompatibility from aircraft overflight operations	<p>(CSP)</p> <p>The following airports operate in the vicinity of the Project Area: McClellan Airfield is located approximately 7.5 miles from the southern boundary of the project area, Sacramento International Airport located 12-13 miles to the west, and Mather Airport (MHR) located 17 miles to the south and Beale Air Force Base located approximately 22 miles to the north. In order to notify owners or other sensitive users, that due to the potential for aircraft approach or departure, under 3,000 feet could occur over the Project Area, conflicts due to noise from aircraft could occur on the Project site, all owners and occupants of residential property within the Plan Area shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of overflight aircraft in the vicinity and the potential for over-flight noise.</p>	The Applicants shall be responsible for ensuring that future residents or other sensitive uses are given notice regarding overflight activity.	Prior to occupancy of any residence or sensitive use.	<p>The City Attorney shall approve the wording of the disclosure.</p> <p>The number of the Sacramento County Airports Noise Complaint hotline will be provided in the disclosure.</p> <p>The Public Works Department and the Building Official will ensure that construction measures meet city noise standards.</p>	
Impact 4.1-5	Land Use and Agricultural Resources				
Conversion of agricultural land to developed uses.	<p>MM 4.1-1 Agricultural Compensation; and MM 4.8-4 Off-Site and On-site Preservation of Grassland Habitat (CSP)</p> <p>One acre of open space shall be preserved within Placer County for each acre of open space impacted within the Specific Plan area. This is to be accomplished through the recordation of conservation easements that result in the formation</p>	The Applicants shall be responsible for securing the offsite grassland mitigation prior to approval of tentative maps proportional to the development proposed.	At the time of Grading Permit	The Planning Director, City Open Space Preserve Manager and CDD Director will ensure that the open space mitigation is implemented.	

	<p>of preserve lands (each a “mitigation property or “preserve site” and collectively, “mitigation lands” or “preserve lands”). For purposes of mitigation for specific development projects, 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, are: (1) in agricultural production, (2) undeveloped and have an 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 CDC categorization as lands being affected within the specific plan property at issue.</p> <p>In-kind mitigation is not required for agricultural land developed within the Specific Plan area.</p> <p>MM 4.1-2 Agricultural Conversion Policies (Urban Reserve)</p> <p>Specific plans and/or other development proposals for the Urban Reserve shall be developed to minimize loss of grassland and agricultural conversion. Measures should include policies to preserve like areas of open space/ agricultural land that can provide preservation of grassland in perpetuity.</p>				
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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.2-2	Population and Housing				
Provision of Affordable Housing.	<p>WMM 4.3-1 Affordable Housing Program (Urban Reserve)</p> <p>Specific plans and/or other development proposals for the Urban Reserve area shall demonstrate that 10 percent of the exact dwelling unit counts would be reserved for very low-, low- and moderate- income levels. Consistent with City policy, at the time specific development is proposed within the Urban Reserve, a minimum of ten percent affordable units will be required..</p>	The Development Agreement between the Applicant and the City would require consistency with City policy.	At the time of specific plan and/or amendment, provisions shall be outlined in the Development Agreement,.	City of Roseville Planning Housing and Redevelopment Director shall ensure that the mitigation measures are implemented	
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-1 and 4.3-12	Transportation and Circulation				
Increased volumes on City of Roseville existing conditions and 2025 conditions with the project.	<p>MM 4.3-1 Roseville Intersections: Pay Fair Share of Improvements in the CIP (CSP)</p> <p>The CSP will develop over a period of years. Therefore, the impacts on intersections would occur over a period of time. As with other improvements in the 2025 CIP, the City will monitor traffic conditions and determine when specific improvements are needed. The City of Roseville’s traffic impact fees should be revised to include the CSP area. Specific Plans and/or development proposals shall provide for fair share contributions of the cost of the improvements through the updated traffic impact fees.</p> <p>Construction of intersection</p>	The Development Agreement between the Applicant and the City require the city to update the CIP and the Applicants to pay fair share fees.	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.	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.	

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	improvements could have impacts on biological and cultural resources, air quality, water quality, and noise levels. These impacts will be evaluated as part of the CIP update to incorporate the adopted mitigation.				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2 and 4.3-6					
Increased demand for transit	<p>WMM 4.3-9 Transit Services Policies (Urban Reserve)</p> <p>Any Specific Plan and/or development proposal in the Urban Reserve shall contribute their fair share towards the capital and operating costs for expanded transit services to the project area. The amount of transit services needed would be identified in an updated Short Range Transit Plan and updated Long Range Transit Master Plan prepared for projects in the Urban Reserve.</p> <p>MM 4.3-2 Transit Services Pay Fair Share Toward Transit Improvements (CSP)</p> <p>The CSP shall contribute their fair share towards the capital and operating costs for expanded transit services to the Project area. The amount of transit services needed would be identified in an updated Short Range Transit Plan and updated Long Range Transit Master Plan prepared for the Project.</p>	<p>Implementation of the specific plan/amendments</p> <p>The project would be required to create transit stops at key arterial intersections and at other locations as determined by the Public Works Director, in accordance with the City's Improvement Standards..</p>	Installation of the improvements by the applicants at the time of development.	City Public Works Director will ensure that the improvements are implemented and fair share costs are collected at the time of building permit.	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-3 and 4.3-17					
Impacts to Bicycle Facilities	<p>WMM 4.3-Provide Appropriate Bicycle Network with Future Specific Plan Submittal. (Urban Reserve)</p> <p>Any Specific Plan and/or development proposal in the Urban Reserve shall include a bicycle circulation plan that identifies Class I and II bicycle paths throughout the proposal area and connects those bike paths to the City's network so that bicyclists can safely travel from home to schools, parks, open space areas, and employment areas. Class I bike paths shall connect with the WRSP.</p>	At the time of development within the Urban Reserve, a bicycle master plan would be required.	At the time of specific plan and/or amendment.	Planning Director will ensure that the improvements are implemented.	
Impact 4.3-7 and 4.3-18	Transportation and Circulation				
Increased traffic volumes on Placer County roadway intersections	<p>MM 4.3-3 Placer County: Contribute Fair Share Costs to Roadways (CSP)</p> <ul style="list-style-type: none"> Fiddymont and Athens: This intersection is not included in the City/County 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 already subject to an existing inter-agency 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 Creekview Specific Plan commitment for the provision of adequate fair share mitigation from the Specific Plan for</p>	<p>The City and Placer County shall implement a regional traffic fee to fund the identified improvements. Applicants within the CSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Placer County will be responsible for overseeing the improvements.</p> <p>The City of Roseville will monitor traffic volumes and</p>	Payment of fees by the applicant at the time of building permits issuance.	Placer County Public Works Director and the City Public Works Director will ensure that the regional traffic fee program is implemented, the fees collected, and the improvements implemented. The City of Roseville will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional	

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<p>Impact 4.3-3 and 4.3-17</p>	<p>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 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 CSP 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</p>	<p>coordinate with the County regarding traffic mitigation fees to fund regional improvements.</p>		<p>improvements.</p>	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-3 and 4.3-17	<p>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 of Roseville will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional</p> <p>If the identified improvements were constructed, there could be environmental effects on biological and cultural resources, noise, air quality, and water quality.</p>				

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Impact 4.3-7	Transportation and Circulation				
Increased traffic volumes on Placer County roadway segments	<p>MM 4.3-4 Placer County Segments: Pay Fair Share of Improvements; MM 4.3-4 Pay Fair Share of Improvements (CSP)</p> <ul style="list-style-type: none"> Walerga Road south of Baseline <p>The City shall determine the means of providing the project’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.</p>	Applicants within the CSP will be required to contribute to the regional fees to fund a portion of the improvements per the Development Agreements.	Payment of fees by the applicants at the time of building permits issuance.	The City and Placer County shall implement a regional traffic fee to fund the identified improvements. Applicants within the CSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Placer County will be responsible for overseeing the improvements.	
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impacts 4.3-9	Transportation and Circulation				
Impacts to Sacramento County Facilities	<p>MM 4.3-5 Sacramento County pay fair share improvements (CSP)</p> <ul style="list-style-type: none"> Walerga Road <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 within Sacramento County, the City of Roseville shall negotiate in good faith to enter into a fair agreement with</p>	Applicants within the CSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements.	Payment of fees by the applicants at the time of building permits issuance.	The Director of Public Works shall ensure that the development fees are paid and that shall coordinate regional agreements for implementation of the improvements. Sacramento County would be responsible for overseeing improvements in its jurisdiction.	

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Impacts 4.3-9	Transportation and Circulation				
	<p>Sacramento County regarding Creeview’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 sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or Joint Powers Authority 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 CSP 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,</p>				

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Impacts 4.3-9	Transportation and Circulation				
	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 MM 4.3-5 would reduce impacts to a less than significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-10	Transportation and Circulation				
Increased traffic volumes on Sutter County Intersections	<p>MM 4.3-6 Contribute Fair Share Costs to Sutter County Facilities (CSP)</p> <ul style="list-style-type: none"> Reigo Road and Pleasant Grove South <p>The City of Roseville shall negotiate in</p>	The City and Sutter County shall implement a regional traffic fee to fund the identified improvements.	Payment of fees by the Applicants at the time of building permits	Sutter County Public Works Director and the City Public Works Director will ensure that the regional traffic fee	

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Impact 4.3-10	Transportation and Circulation				
	<p>good faith to enter into a fair agreement with Sutter County regarding Creeview’s fair share mitigation for this improvement. 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 Joint Powers Authority 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 CSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigation 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</p>	<p>Applicants within the CSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Sutter County will be responsible for overseeing the improvements.</p>	<p>issuance.</p>	<p>program is implemented, the fees collected, and the improvements implemented.</p>	

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Impact 4.3-10	Transportation and Circulation				
	<p>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 MM 4.3-8 would reduce impacts to a less than significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.</p>				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-12 and 4.3-26	Transportation and Circulation				
Impacts to state facilities	<p>MM 4.3-7 Contribute Fair Share Costs to State Roadway Interchanges (CSP)</p> <ul style="list-style-type: none"> o I-80 Eastbound at Taylor Road/Eureka Boulevard 	The City, Caltrans, and PCTPA shall implement a regional traffic fee to fund the identified	Payment of fees by the Applicant(s) at the time of building	Caltrans Director and the City Public Works Director will ensure that the regional traffic fee	

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Impact 4.3-12 and 4.3-26	Transportation and Circulation The City is currently moving forward with the design for improvements at this interchange as part of the CIP. The funding for the improvement is currently included within the City's Capital Improvement Program and development within the Creekview Specific Plan area will be required to pay fair share costs for these improvements	improvements. Applicants within the CSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Caltrans will be responsible for overseeing the improvements.	permits issuance.	program is implemented, the fees collected, and the improvements implemented.	
Impact 4.3-13 and 4.3-27	Transportation and Circulation				
Impacts to state facilities	<p>MM 4.3-8 Contribute Fair Share Costs to State Roadway Segments (CSP)</p> <p>No specific improvements have been identified to mitigate project impacts on I-80, SR 70/99, or SR 65; however, the City is willing to work with Caltrans and 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 Project shall pay impact fees to the City of Roseville in amounts that constitute the Project's fair share contributions to the construction of transportation facilities and/or improvements, consistent with the Mitigation Fee Act (Gov. Code, section 66000 et seq.).</p> <p>The city shall determine the means of providing the project's fair share of the funds for these improvements to Caltrans through the inter-agency</p>	The City, Caltrans, and PCTPA shall implement a regional traffic fee to fund the identified improvements. Applicants within the CSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Caltrans will be responsible for overseeing the improvements.	Payment of fees by the Applicant(s) at the time of building permits issuance.	Caltrans Director and the City Public Works Director will ensure that the regional traffic fee program is implemented, the fees collected, and the improvements implemented.	

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	agreement or other arrangement.				
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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
<p>Generate short-term construction related emissions</p>	<p>MM 4.4-1 Dust and Construction Control Measures (CSP)</p> <p>In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards:</p> <p>The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228.</p> <ul style="list-style-type: none"> Applicant shall submit to 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 plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. The Construction Emission/Dust Control Plan shall include a 	<p>The applicants shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.</p>	<p>Prior to issuance of Grading Permits.</p>	<p>Director of Public Works shall ensure that dust control measures are implemented</p>	

MITIGATION MONITORING PROGRAM FOR THE CREEKVIEW SPECIFIC PLAN

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_x reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure</p> <p>http://www.airquality.org/ceqa/Construction_Mitigation_Calculator</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>.xls).</p> <p>The following measures are also included to reduce construction-related ROG, Nox, PM10 and PM2.5 emissions:</p> <ul style="list-style-type: none"> All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer’s specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board’s Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, Nox, PM10, and PM2.5 exhaust emissions. Paints and coating shall be applied either by hand or by high 				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>volume, low-pressure spray. This measure will reduce evaporative ROG emissions.</p> <ul style="list-style-type: none"> • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: <ul style="list-style-type: none"> ○ Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. ○ Suspend grading operations during high winds (greater than 15 mph). ○ Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling. ○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. ○ Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. ○ Pave or apply gravel to any 				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>on-site haul roads.</p> <ul style="list-style-type: none"> o Reestablish ground cover on the construction site through seeding and water. <p>Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.</p> <p>Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</p> <p>Minimize diesel idling time to a maximum of five minutes.</p> <p>Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.</p> <p>An applicant representative, ARB-</p>				

IMPACT	MITIGATION MEASURE	IMPLEMEN- TATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily.</p> <p>Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.</p> <p>The City of Roseville is currently working with the Placer County Pollution Control District to update the standard mitigation measures. The following measures will likely be required at the time specific development is proposed.</p> <p>1c. Prior to approval of Grading/ plans the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The plan must be submitted by certified mail, or receive a date stamp or other submittal proof. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>receiving APCD approval of the Construction Emission/Dust Control Plan. If the applicant has submittal proof of submittal and no response is received from the District within 20 working days the plan shall be deemed complete, and construction may begin.</p> <p>1c. Include the following standard note on the Improvement/Grading 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 an 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 the prime contractor shall contact the APCD 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, and name and phone number of the property owner, project manager, and on-site foreman.</p> <p>1c. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.</p> <p>3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.</p> <p>4. Prior to building permit approval,</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>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> <p>5. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225)</p> <p>6. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2)</p> <p>7. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>to reduce energy demands.</p> <p>8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project.</p> <p>9. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194)</p> <p>PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval)</p> <p>New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.</p> <p>The following air quality notes shall be added to the grading and/or improvement plans:</p> <ul style="list-style-type: none"> • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction 				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501)</p> <ul style="list-style-type: none"> • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be 				

IMPACT	MITIGATION MEASURE	IMPLEMEN- TATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>limited to 15 miles per hour or less. (Rule 228 / section 401.2)</p> <p>Contact the APCD 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, and name and phone number of the property owner, project manager, and on-site foreman.</p> <p>1. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-construction meeting</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.</p> <p>3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.</p> <p>4. 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> <p>5. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225)</p> <p>6. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2)</p> <p>7. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands.</p> <p>8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project.</p> <p>9. Prior to approval of Improvement</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off-road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194)</p> <p>PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval)</p> <p>New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.</p> <p>The following air quality notes shall be added to the grading and/or</p>				

IMPACT	MITIGATION MEASURE	IMPLEMEN- TATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>improvement plans:</p> <ul style="list-style-type: none"> The contractor shall use CARB ultra low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit 				

IMPACT	MITIGATION MEASURE	IMPLEMEN- TATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.4-1	Air Quality				
	<p>or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452).</p> <ul style="list-style-type: none"> • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2) 				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	Air Quality				
Generate Long-term Operational emissions	<p>WMM 4.4-4 Project Measures to Reduce Operational Emissions (CSP)</p> <p>Following receipt of an application for a Tentative Maps (excluding the large lot subdivision map) or Design Review Permit for individual projects with the Specific Plan, the City will forward an early consultation notice to the Placer County Air Quality District. Where the PCAQD provides comments on a specific development proposal, the City shall consult with PCAQD and the developer to incorporate measures recommended by the PCAQD and City into the project. Where the PCAQD 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 the types of potential measures that could be implemented for the purpose of further reducing vehicle and operational emissions.</p> <ul style="list-style-type: none"> • Provide tree plantings that meet or exceed the requirements of the City’s Community Design 	The applicants shall provide this information as general notes on the grading plans. The Public Works Director shall review plans for inclusion of this measure prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of grading permits.	The Public Works Director and Code Enforcement Officer shall ensure that the dust control measures are implemented.	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	Air Quality				
	<p>Guidelines to provide shading of buildings and parking lots.</p> <ul style="list-style-type: none"> • 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-volt outlets to run auxiliary equipment". • Design streets to maximize 				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	Air Quality				
	<p>pedestrian access to transit stops.</p> <ul style="list-style-type: none"> • 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. • Include photovoltaic systems in project design and/or participate in Roseville Electric incentive programs for energy-efficient development. <p>Measures for Detached Single-Family Residences:</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 installation of a gas outlet in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbecues. • Require installation of low nitrogen oxide (NOx) hot water heaters (beyond District Rule 246 requirements) • Provide notice to homebuyers of incentive and rebate programs available through Roseville Electric or other providers that 				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	<p>Air Quality</p> <p>encourage the purchase of electric landscape maintenance equipment.</p> <ul style="list-style-type: none"> Only gas fireplaces should be permitted. Where propane or natural gas service is not available, only EPA Phase II certified wood-burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood-burning or Pellet appliances shall not be permitted in multi-family developments. <p>The City of Roseville is currently working with the Placer County Pollution Control District to update the standard mitigation measures. The following measures will likely be required at the time specific development is proposed.</p> <p>1a. Prior to approval of Grading/ plans the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission/Dust Control Plan. If no response is received from the District within 20 working days the plan shall be deemed complete, and construction may begin.</p> <p>1b. Include the following standard note</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	Air Quality				
	<p>on the Improvement/Grading 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 an 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 APCD 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, and name and phone number of the property owner, project manager, and on-site foreman.</p> <p>1c. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	Air Quality				
	<p>model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.</p> <p>3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.</p> <p>4. 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> <p>5. Prior to building permit approval, in accordance with District Rule</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	Air Quality				
	<p>225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either a EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225)</p> <p>6. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2)</p> <p>7. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands.</p> <p>8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	<p>Air Quality</p> <p>“Diesel engine Idling Limited to a Maximum of 5 Minutes” shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project.</p> <p>9. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194)</p> <p>PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval)</p> <p>New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.3-2	<p>Air Quality</p> <p>regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.</p> <p>The following air quality notes shall be added to the grading and/or improvement plans:</p> <ul style="list-style-type: none"> • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit 				

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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
<p>Impact 4.3-2</p>	<p>Air Quality</p> <p>issued by the District. (Rule 501)</p> <ul style="list-style-type: none"> All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2) 				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
<p>Impact 4.4-4</p> <p>Exposure to toxic air contaminants</p>	<p>WMM 4.4-7 Risk Assessment and MM 4.4-2 Screening Health Risks (Urban Reserve)</p> <p>Users that could generate toxic air contaminants will be required to submit a Permit to Operate to the PCAPCD. The District will review the use and if a proposed project would cause the combined emissions of TACs to exceed the risk standard of ten in</p>	<p>The applicant shall submit a Permit to Operate to the Placer County Air Pollution Control District during the design review process.</p>	<p>Prior to issuance of a certificate of occupancy.</p>	<p>The Placer County Air Pollution Control District shall review proposals and notify the Planning Director should a proposed use exceed the TAC threshold. The Planning Director and Environmental</p>	

	<p>one million at residences or public uses (schools, parks, etc), additional modeling and/or environmental review would be required to demonstrate emissions from that use or other uses would be reduced so that the standard is not exceeded. For example, an applicant could propose to retrofit an existing operation in order to lower the total TAC emissions in the CSP area. A screening health risk assessment shall be conducted if the approval or residential uses occurs subsequent to approval of the commercial area within the Placer Vineyard Specific Plan area and that commercial area allows for industrial land uses. If the screening analysis shows potential significant health risks, then a more detailed health risk assessment should be conducted. If significant acute, chronic, or carcinogenic health risks are predicted, then measures shall be identified that reduce all health risks to less than significant levels. Such analysis and mitigation may include:</p> <p>Land use and site design requirements including building setbacks and building orientation.</p> <p>Consideration of the distance between industrial uses (emissions) and the location of potential sensitive receptors and implementation of setbacks to maximize distance.</p> <p>Application of scrubbers or other modifications to industrial uses to further reduce emissions.</p> <p>Limitations on outdoor use in non-residential areas used by sensitive receptors.</p>			<p>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>	
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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.5-1	Climate Change and Greenhouse Gas Emissions				
<p>Increased short-term construction-related and long term operational greenhouse gas emissions</p>	<p>MM 4.5-1 Air Quality Measures and 4.5-2 Additional Measures to Reduce Greenhouse Gas Emissions (CSP)</p> <p>See Dust and Construction Measures listed above in Impact 4.4-1.</p> <p>For each new development within the project site requiring a discretionary approval (e.g., tentative subdivision map, conditional use permit), the City shall impose mitigation measures that reduce GHG emissions to the extent feasible and to the extent appropriate with respect to the state’s progress at the time toward meeting GHG emissions reductions required by the California Global Warming Solutions Act of 2006 (AB 32).</p> <p>The City shall require feasible reduction measures that, in combination with existing and future regulatory measures developed under AB 32, will reduce GHG emissions associated with the operation of developments and supporting infrastructure that are part of the proposed project by 30% from business-as-usual emissions levels projected for 2025, if feasible.</p>	<p>The applicants shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.</p> <p>In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.</p>	<p>Prior to issuance of Grading Permits.</p>	<p>Director of Public Works shall ensure that dust and construction-control measures are implemented.</p>	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.6-1	Noise				
Short term noise generated by construction activities	<p>MM 4.6-1 Construction Noise Reduction (CSP)</p> <p>MM 4.6-1(a): Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance.</p> <p>MM4.6-1(b): 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.</p> <p>MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem.</p> <p>MM 4.6-1(d): Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-</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. The Code Enforcement Inspector shall respond to complaints.	Prior to approval of building permits.	The Chief Building Inspector shall ensure 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.	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.6-1	Noise				
	feet of an occupied residence.				
Impact 4.4-2	Commercial Noise Sources				
Commercial Noise Sources	<p>MM 4.4-1 Commercial Noise Controls (CSP)</p> <p>For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures:</p> <p>In general, where commercial land uses adjoin residential property lines, the following measures should 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.</p>	The Planning Department shall review development proposals to ensure that the uses are compatible.	At the time of Occupancy	The Planning Director shall review all commercial plans and ensure that appropriate measures are implemented.	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
<p>Impact 4.6-6 and 4.6-8</p>	<p>Noise</p>				
<p>Increase in traffic noise</p>	<p>WMM 4.6-4 Traffic Noise Attenuation (CSP)</p> <p>The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, soundwalls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.</p> <p>MM 4.6-4(a): Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available.</p> <p>MM 4.6-4(b): In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping</p>	<p>Applicants 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 Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.</p>	

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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.6-6 and 4.6-8	Noise				
	and degradation of acoustical performance. MM 4.6-4c: Tentative map applications for residential uses located along Fiddymment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.6-10	Noise				
McClellan Overflights	CSP and Urban Reserve Condition of Approval	The Applicants shall be responsible for ensuring that future residents or other sensitive uses are given notice regarding proximity to McClellan.	This disclosure shall be applied at the occupancy stage	The City Attorney shall review of the disclosure language	
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-1 and 4.8-2	Vegetation and Wildlife				
Loss of federally listed vernal pool crustaceans and their habitat.	MM 4.8-1 (b) Wetland Avoidance/Mitigation Plan (CSP) For any wetlands to be restored or created outside of an approved mitigation bank, Applicant shall submit a Wetland Mitigation Plan to mitigate for impacts to wetlands, which describes the specific method(s) to be implemented to mitigate any on- or off-site project related impacts. This	The applicants shall obtain appropriate approvals from the Corps and USFWS to ensure that there is no net loss of wetlands. The Applicants shall prepare bi-annual reports on the status and success of	Prior to issuance of grading permit.	The City's Environmental Coordinator shall ensure that onsite wetlands are preserved and maintained consistent with the Operations and Maintenance Plan.	

Impact 4.8-1 and 4.8-2	Vegetation and Wildlife				
	<p>detailed Wetland Mitigation Plan shall be prepared in accordance with applicable U.S. Army Corps of Engineers (USACE) and U.S. Fish and Wildlife Service (USFWS) policies and regulations, and the City of Roseville 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 and the Wetland Mitigation Plan shall ensure the following to the satisfaction of the City:</p> <ul style="list-style-type: none"> • Describe the location of the proposed wetland mitigation site(s) including a detailed map of 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 to, at a minimum: meet or exceed the functions of the existing wetlands to be impacted. • 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. • Include a long-term maintenance plan for the wetland preservation/mitigation areas 	<p>mitigation and shall submit these responses to USFWS. The Applicants shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.</p>			

Impact 4.8-1 and 4.8-2	Vegetation and Wildlife				
	<p>describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity.</p> <ul style="list-style-type: none"> • Require that fencing be installed around all existing wetlands that are within fifty 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. • A qualified biological resources monitor, approved by the City be on the site(s) 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 or until all performance standards have been satisfied. • The wetland mitigation site(s) shall be surveyed by a qualified biologist no more than 30 days prior to the onset of construction for the presence of raptor and federal 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 present all state and federal 				

Impact 4.8-1 and 4.8-2	Vegetation and Wildlife				
	<p>guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist.</p> <ul style="list-style-type: none"> • 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. • Applicant shall specify measures for reuse or disposal of excavated material is suitable for use in the project area. 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 area, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule. • The Wetland Avoidance Mitigation Plan shall include a spill prevention and response plan to the satisfaction of the City. • 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 				

Impact 4.8-1 and 4.8-2	Vegetation and Wildlife				
	<p>by a qualified wetland specialist and the City.</p> <ul style="list-style-type: none"> Incorporate the use of non-toxic soil stabilizers according to manufacture’s specifications to all inactive construction areas. Use non-toxic binders to exposed areas after cut and fill operations and hydro seed 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 operation, soil and wind exposure. To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. Additionally, 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. Additionally, all land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 20 mph. <p>The applicants shall ensure that all stock piles are covered and that all trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard in accordance with the requirements of the California Vehicle Code (CVC) section 23114.</p>				
IMPACT	MITIGATION MEASURE	IMPLEMEN-TATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-4	Vegetation and Wildlife				

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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-4	Vegetation and Wildlife				
Loss or degradation of habitat for western spadefoot toad	<p>MM 4.8-2: Relocate Western Spadefoots (CSP)</p> <p>The location of pools that are occupied by western spadefoot shall be determined through surveys conducted during the appropriate season (generally February), by a qualified biologist. Those pools that are found to support western spadefoot shall be avoided if feasible. If avoidance is not feasible, then the CDFG shall be consulted for its recommendation with respect to an adult or larval or egg masses capture and relocation plan. Although there is no set protocol for this type of activity, the capture and relocation of reptile and amphibian species from areas that will be destroyed to areas of unoccupied suitable habitat is a fairly standard part of both USFWS and CDFG procedures and recommendations for mitigating impacts. When done in combination with habitat restoration and preservation, the procedure is known to be successful in preserving displaced populations. These measures would mandate that, where habitat avoidance is infeasible, western spadefoots displaced from pools that are destroyed during construction shall be relocated to protected areas of suitable habitat.</p>	The applicants shall obtain appropriate permits from the Corps and USFWS to ensure that there is no net loss of wetlands. The Applicants shall prepare annual reports on the status and success of mitigation and shall submit these responses to USFWS. The Applicants shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.	Prior to issuance of grading permit.	The City's Environmental Coordinator shall ensure that onsite wetlands are preserved and maintained consistent with the Operations and Maintenance Plan.	
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-6	Vegetation and Wildlife				
Disruption of Swainson's	<p>MM 4.8-3 Avoid Nesting Sites (CSP)</p> <p>To ensure that fully protected bird and</p>	Results of preconstruction surveys shall be	Prior to approval of grading and	The Chief Building Inspector shall ensure that	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-6	Vegetation and Wildlife				
<p>hawk, burrowing owl, and other legally protected raptors nesting and foraging habitat.</p>	<p>raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:</p> <p><i>Raptors</i></p> <p>a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area.</p> <p>b) For Swainson’s hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential “take” under CESA. If no nesting is occurring, a take permit would not be required.</p> <p>c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be</p>	<p>submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.</p>	<p>building permits.</p>	<p>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 Environmental Coordinator shall oversee open space areas for compliance with the Operations and Maintenance Plan.</p>	

IMPACT	MITIGATION MEASURE	IMPLEMEN- TATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-6	Vegetation and Wildlife				
	<p>erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.</p> <p>d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow.</p> <p>e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species.</p> <p>f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-6	Vegetation and Wildlife				
	<p>until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.</p> <p><i>Black Rails and Tri-colored Blackbirds</i></p> <p>Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented.</p> <p><i>Rookeries</i></p> <p>No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-8	Vegetation and Wildlife				
<p>Substantial interference with the movement of resident and migratory wildlife species</p>	<p>MM 4.8-5 Wildlife Movement Protection Policies (CSP)</p> <p>To protect the long term habitat of the stream channels and the WAPA corridor and their potential use by wildlife as movement corridors, the project applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFG Code, the applicant(s) will enter into a Streambed Alteration Agreement prior to conducting any construction activities within a stream corridor, which sets forth mitigation measures that the applicant must implement. These measures shall include, but not be limited to; the use of either bridges or culverts that are large enough that wildlife have enough space to pass through road crossings without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and re-vegetation of stream corridor habitat that has been damaged due to the project's construction. Furthermore, the recreational trails shall be lined by post and rail fence and signage would be used to direct trail users to stay within the designated trail corridor. The trails would be closed after dark and no exterior lighting would be</p>	<p>The applicants shall enter into a Section 1600 Streambed Alteration Agreement with CDFG. The City's NPDES Coordinator shall ensure measures are included in the project to reduce water quality impacts.</p>	<p>Prior to approval of grading permits.</p>	<p>The City of Roseville's NPDES Coordinator shall ensure that water quality measures are implemented and the City's Environmental Coordinator as preserve manager shall ensure that activities are consistent with the Open Space Operation and Maintenance Plan.</p>	

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	used. Lastly, the implementation of MM 4.8-1 which provides for the conservation of onsite open space along the WAPA corridor and the stream channels would ensure adequate opportunities for wildlife movement through the plan area.				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-10	Vegetation and Wildlife				
Loss of riparian habitat	<p>WMM 4.7-13 Riparian Habitat Policies (CSP)</p> <p>To protect riparian vegetation within the CSP area, the following policies shall be implemented:</p> <p>a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets.</p> <p>b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape</p>	The applicants shall design the project to avoid and preserve riparian vegetation.	Temporary fencing shall be implemented prior to approval of grading permit. Permanent measures shall be shown on improvement plans and approved at the time of final small lot map.	The Public Works Director shall ensure that appropriate measures are reflected in the building plans and that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations and the Environmental Coordinator shall ensure that the applicants comply with the Open Space Operations and Maintenance Plan.	

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	<p>barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access.</p> <p>c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant.</p> <p>Lighting adjacent to riparian buffers should be shielded away from the riparian areas.</p>				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.8-11	Vegetation and Wildlife				
Loss of biological resources due to construction of offsite improvements	<p>MM 4.8-7 Off-site Surveys (CSP)</p> <p>Prior to construction of any off-site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused</p>	Appropriate biological surveys, environmental review, and appropriate permits shall be conducted in accordance with applicable rules and	Prior to issuance of grading permit.	The Director of Public Works and the Environmental Coordinator shall ensure that the	

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	biological surveys of any undisturbed areas that would be affected by infrastructure development. Because infrastructure for the proposed project would be located in road right-of-way, or undeveloped land similar to the project site, the biological resources that would be expected to occur would not differ substantially from those identified in this EIR. If it is determined that wetland resources or sensitive species would be impacted MM 4.8-1 and MM 4.8-2 shall be implemented, as appropriate to the resource. If it is determined that active nests exist within the off-site improvement location, MM 4.8-3 shall be implemented as appropriate to the species. If it is determined the off-site improvement is located within or adjacent to a wildlife movement corridor, MM 4.8-5 shall be implemented.	regulations governing the protection of listed species.		appropriate environmental review and permits are obtained and measures implemented to reduce impacts associated with off-site infrastructure.	
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impacts 4.9-1 and 4.9-4	Cultural and Paleontological Resources				
Disturb, damage, or destroy unidentified subsurface archaeological or historical resources or human remains during project construction Removal of	MM 4.9-1: Cease Work and Consult with Qualified Archaeologist (CSP) Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The	This condition shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion and permits of specifications prior to the issuance of building permits.	Prior to approval of grading permit and/or improvement plans.	The Public Works Director will ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction	

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<p>historically significant properties and/or loss of historic integrity of such resources</p>	<p>City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an “historical resource” or a “unique archaeological resource”) and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p>			<p>contractors comply with the measures. The Code Enforcement Inspector shall enforce the City’s regulations.</p>	
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IMPACT	MITIGATION MEASURE	IMPLEMEN-TATION	TIMING	REVIEWING PARTY	INITIAL DATE/ COMPLETE
<p>Impacts 4.9.3 and 4.9.4</p>	<p>Cultural and Paleontological Resources</p>				
<p>Disturb unknown paleontological resources</p>	<p>Mitigation Measure 4.9-2 Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented (CSP)</p> <p>Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.</p>	<p>This condition shall be reflected in all construction and building plans and permits. The Public Works Director 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 Public Works Director will 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.</p>	

IMPACT 4.10-4	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
<p>Damage or destroy historical, archaeological, prehistoric or paleontological resources during construction of off-site infrastructure</p>	<p>MM 4.9-3 Conduct Appropriate Off-Site Studies (CSP)</p> <p>Prior to undertaking construction of off-site infrastructure, the City shall determine whether or not cultural resources 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 archeologist conducts the appropriate level of study. If resources are found, recommendations, including the possible management recommendations listed in MM 4.9-1 and MM 4.9-2 shall be implemented to ensure that the resources are avoided, protected, and/pr recorded, as determine to be feasible and appropriate by City staff.</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 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 Public Works Director will 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 Environmental Coordinator shall oversee open space areas for compliance with the Operations and Maintenance Plan. 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>	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.10-4	Hazardous Materials and Public Safety				
Soil or groundwater contamination from past uses	<p>MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) (CSP and Urban Reserve)</p> <p>Prior to site development in the CSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed.</p> <p>If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the CSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.</p> <p>WMM 4.9-2 Soil</p>	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments.	Prior to building permits	The Roseville Fire Department shall oversee any activities related to hazardous materials.	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.10-4	<p>Hazardous Materials and Public Safety</p>				
	<p>Contamination Policies</p> <p>Specific plans and/or other development proposals for the Urban Reserve shall include a Phase I ESA and require that recommended testing and remediation identified in the Phase I ESA be performed. Specific Plans and/or development policies or conditions shall require that, if evidence of soil contamination is encountered in previously unidentified locations in the Urban Reserve to be developed work shall cease until the area can be tested, and if necessary, be remediated. City shall ensure that any necessary investigation and/or remediation activities conducted in the Urban Reserve are coordinated with the Roseville Fire Department, Placer County division of Environmental Health, and if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue. The city shall also continue to update its records concerning contamination or hazards that could be present at facilities or sites adjacent to the Urban Reserve and take necessary action to ensure that the health and safety of the public is protected.</p>				

Impact 4.11-2	Public Services				
<p>Increased Demand for Fire Protection Services (Urban Reserve)</p>	<p>MM 4.11-4 Demonstrate Adequate Response Time or Provisions (Urban Reserve)</p> <p>Specific Plans and/or other development proposals for the Urban Reserve Area shall strive to meet the RFD's response time standard. WMM 10-6 Adopt Fire Prevention and Suppression Policies (Urban Reserve)</p> <p>Development shall either include specific policies or condition development to include the following:</p> <ul style="list-style-type: none"> o A 30-foot wide mowed or graded fire break maintained at the perimeter of all Open Space and Urban Reserve parcels. o All fences at the perimeter of development shall be constructed of non-combustible materials, except that wood posts may be used in post-and-cable barriers adjacent to landscape corridors and street edges. o The Roseville Fire Department shall maintain a fire management plan that includes the 	<p>Prior to building permits being issued within the Urban Reserve, adequate response times shall be demonstrated.</p>	<p>Prior to building permits being issued.</p>	<p>The Fire Chief shall ensure adequate response times are maintained.</p>	

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	maintenance of fire breaks and periodic fuel reduction.				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.11-3	Public Services- Schools				
Increased demand for school services (CSP and Urban Reserve)	<p>MM 4.11-3 Safe Routes to School (CSP) The applicants shall work with the school districts to identify safe routes to school. The school districts should encourage an appropriate mechanism for transporting students to schools, both within the specific plan area and outside the project area. Bus programs would reduce traffic congestion and reduce potential air quality impacts.</p> <p>WMM 4.10-7 Designate School Sites (Urban Reserve)</p> <p>The applicants shall work with the school districts to identify safe routes to school. The school district should encourage an appropriate mechanism for transporting students to schools, both within the specific plan area, as well as outside the project area. Bus programs would reduce traffic congestion and reduce potential air quality impacts.</p>	Prior to building permits being issued within the CSP, school transportation policies should be developed in coordination with appropriate school district.	Prior to building permits being issued.	The Planning Director and Public Works Director shall ensure that student transportation issues are addressed in coordination with the appropriate school district.	
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.12.3-2 and 4.12.3-4	Wastewater- Public Utilities				
Construction or expansion of	MM 4.12.3-1 Treatment Plant	The applicants shall demonstrate that the	Prior to issuance of	The Environmental Utilities Director	

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<p>wastewater treatment facilities</p> <p>Water Quality impacts from wastewater discharges beyond the SPWA 2005 service area boundary</p>	<p>Capacity (CSP)</p> <p>Prior to issuance of building permits for development in the CSP area, the applicant shall demonstrate to the City that the SPWA has approved expansion of the SPWA 2005 Service Area Boundary to include the CSP. 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 CSP applicant will 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 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</p>	<p>PGWWTP will or has been expanded.</p>	<p>building permit that would cause total wastewater flows to exceed 75 percent utilization of treatment plant capacity.</p>	<p>shall monitor the capacity of the PGWWTP and ensure that expansion occurs in advance of the need.</p>	
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	<p>be curtailed until such time as sufficient wastewater treatment and discharge capacity becomes available.</p> <p>MM 4.12.3-2 Treatment Plant Expansion (CSP and Urban Reserve)</p> <p>The applicant and/or the City, as specified, shall implement all relevant construction related mitigation measures for expansion of the PGWWTP listed in the Certified Final EIR Appendix J and all water quality and aquatic resource mitigation measures applicable to this project listed in certified Final EIR Table 4.12.3-5.</p> <p>WMM 4.11-6 Treatment Plant Expansion Policies (Urban Reserve)</p> <p>Any proposal for development in the Urban Reserve shall require that adequate treatment capacity at the PGWWTP be demonstrated and evaluated in an environmental document that tiers from this EIR in order to provide a project-level analysis. The environmental document shall be the responsibility of the applicant. Permits to discharge the treated flows shall also be obtained prior to the granting of any occupancy within the Urban reserve. Further, all relevant mitigation measures identified in the Wastewater master Plan EIR shall be implemented. A list of mitigation measures applicable to this project are found in</p>				
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Appendix J of this EIR.					
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.12.4-3 and Impact 4.12.4-4	Solid Waste- Public Utilities				
Increased Demand for Solid Waste Services at the Landfill Construction Debris Demand for Solid Waste Services	<p>WMM 4.11-7 Expand the WRSL Landfill (CSP and Urban Reserve)</p> <p>Development in the CSP area and Urban Reserve shall pay the existing city-wide monthly solid waste collection fees to the City of Roseville, a portion of which shall be used to service bonds necessary to fund landfill expansion.</p> <p>MM 4.12.4-2 Divert Construction Debris (CSP)</p> <p>The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the CSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. 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>	The City shall support the WPWMA efforts to expand the Western Regional Sanitary Landfill.	As needed.	As a member of the WPWMA, the City of Roseville shall encourage expansion of the WRSL. The Director of Environmental Utilities shall ensure that the mitigation is implemented at the time of construction	
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
Impact 4.13-3	Hydrology and Water				

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
<p>Impact 4.12.4-3 and Impact 4.12.4-4</p>	<p>Solid Waste- Public Utilities</p>				
	<p>Quality</p>				
<p>Increase in the amount of surface runoff volume, which would exceed the capacity of existing storm drainage systems and increase the potential for downstream flooding</p>	<p>WMM 4.12-2 Pay Fair Share of Roseville Regional Stormwater Retention Facility Improvements (CSP and Urban Reserve)</p> <p>The City shall collect the Pleasant Grove Drainage fee from the applicants prior to the approval of each building permit, which would cover the cost of retention for that development’s portion of the Roseville regional retention basin at Reason Farms.</p>	<p>The City shall collect the Pleasant Grove Drainage fee from applicants.</p>	<p>Prior to Building Permit Issuance.</p>	<p>The Public Works Director shall monitor and ensure that the Pleasant Grove drainage fee is collected.</p>	
<p>Impact 4.13-5</p>	<p>Hydrology and Water Quality</p>				
<p>Erosion and runoff from construction sites containing soil or other materials could degrade water quality if discharged to local streams.</p>	<p>MM 4.13-1 Implementation of Construction Activity Stormwater protection Standards (CSP and Urban Reserve)</p> <p>Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State’s General Construction permit, the City of Roseville’s Construction Standards, and the City’s Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the</p>	<p>This condition shall be reflected in all construction and building plans. The Public Works Director 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 Public Works Director will 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.</p>	

IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
<p>Impact 4.12.4-3 and Impact 4.12.4-4</p>	<p>Solid Waste- Public Utilities</p>				
	<p>location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.</p> <p>MM 4.13-2 Stormwater Management Development Standards (Urban Reserve)</p> <p>At the tentative map or site development stage, development shall be conditions to include source control and treatment control measures, including but not limited to LID strategies and BMP treatment as required by the City's then current design standards and the City's then current General Phase II Water Quality Permit issued by the State. The measures shall include, but are not limited to, the measures identified above and in Table IV.B.2 Applicable LID Measures Development Type, found in the Creekview Drainage and Stormwater Master Plan found in Appendix O of the EIR.</p>				
<p>IMPACT 4.13-6</p>	<p>Hydrology</p>				

<p>Changes in surface water runoff from urban development.</p>	<p>MM 4.13-2 Stormwater Management Development Standards (CSP and Urban Reserve)</p> <p>At the tentative map or site development stage, development shall be conditioned to include source control and treatment control measures to include LID strategies and BMP treatment as required by the City's then current design standards and the City's then current General Phase II Water Quality Permit issued by the State. The measures would include, but are not limited to the measures identified above, and in Table IV.B.2 <i>Applicable LID Measures by Development Type</i>, found in the <i>Creekview Drainage and Stormwater Master Plan</i> found in Appendix O of the EIR.</p> <p>MM 4.13-3 Storm Water Quality Policies (Urban Reserve)</p> <p>Specific plans and/or other development proposals for the Urban Reserve shall identify measures to reduce water quality impacts as a result of construction. Future development shall include low impact development (LID) measures. LID improvements shall be required to be constructed as a condition of approval of the proposed development.</p>	<p>This condition shall be reflected in all construction and building plans. The Public Works Director 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 Public Works Director will 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.</p>	
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IMPACT	MITIGATION MEASURE	IMPLEMENTATION	TIMING	REVIEWING PARTY	INITIAL/ DATE COMPLETE
<p>IMPACT 4.14-1</p>	<p>Aesthetics and Visual Resources</p>				
<p>New sources of light and glare</p>	<p>MM 4.14-1 Site Lighting so as to Minimize Nuisance (CSP) Lighting should 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, as defined by suggested lighting standards for competitive play.</p> <p>MM 4.14-2 Use Low-Glare Materials for New Development (CSP) In order to reduce the effects of daytime glare from development of commercial or office uses within the CSP Area, building developers should make use, when feasible, of low-glare materials.</p> <p>MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas (CSP) Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space.</p> <p>WMM 4.13-2 Light and Glare Policies (Urban Reserve) Specific Plans and/or other development proposals for the Urban Reserve shall include policies or conditions of project</p>	<p>The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the project.</p>	<p>Prior to Building Permit issuance.</p>	<p>The Parks and Recreation Director shall review the proposed park plans and ensure that nighttime lighting is directed away from residences and open space corridors.</p>	

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	<p>approval that reduce the effects of nighttime illumination and glare from the Urban Reserve. The Specific Plans and/or development proposals shall include policies and/or conditions that require that lighting for stadiums and ball fields be shielded and designed to distribute light in the most efficient manner, using the minimum amount of light to achieve the necessary illumination for the use, and that hours of operation be limited to avoid nuisances. In addition these policies and conditions should ensure that outdoor light does not spill over into creeks or open space preserves, and that low-glare materials are used on office, commercial and industrial buildings.</p>				
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