

MITIGATION MONITORING PLAN

**HIGHLAND RESERVE NORTH PROJECT
ROSEVILLE, CALIFORNIA**

AN AMENDMENT TO THE
NORTH CENTRAL ROSEVILLE SPECIFIC PLAN

December 1996

PREPARED BY:

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INTRODUCTION

Background

Assembly Bill (AB) 3180 (effective January 1, 1989) requires public agencies to “adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment” (California Public Resources Code 21081.6). This monitoring program is required for the Highland Reserve North Project because the Environmental Impact Report (EIR) for the project has identified significant adverse impacts, and mitigation measures have been identified to mitigate those impacts. Adoption of this mitigation monitoring plan (the plan) shall occur prior to, or concurrently with, adoption of the Proposed Project for which the plan has been developed. All mitigation measures and the plan requirements would be included as conditions of project approval.

Purpose of the Mitigation Monitoring Plan (MMP)

The purpose of this plan includes the following:

- to ensure that mitigation measures are implemented;
- to provide feedback to agency staff and decision makers about the effectiveness of the measures;
- to provide learning opportunities for improving mitigation measures on future projects; and
- to identify the need for enforcement action before irreversible environmental damage occurs.

Roles and Responsibilities

As the Applicant, Highland Reserve North, LP will be required to ensure implementation of all measures in the plan except as noted. In addition, the Applicant will prepare a compliance report documenting the progress of the project and identifying those mitigation measures that have been implemented. This compliance report will be submitted to the City of Roseville Planning Department.

Monitoring Process

Existing monitoring mechanisms are in place which assist the City of Roseville in meeting the intent of CEQA. These include, among others, monitoring of Specific Plan implementation and annual monitoring of compliance with the Development Agreement. These existing monitoring mechanisms eliminate the need to develop separate monitoring processes for each mitigation measure. Those mitigation measures which are monitored through existing City mechanisms are so indicated on the mitigation monitoring checklist as follows.

Highland Reserve North Project Draft EIR

| | |
|-----|---|
| GP | As required by the General Plan |
| SP | As required by the North Central Roseville Specific Plan |
| DG | Identified on the Highland Reserve North Design Guidelines |
| DA | Monitored annually during review of the Development Agreement |
| TM | Indicated on Highland Reserve North's tentative map |
| PC | Condition of the Project Application |
| GPA | General Plan Amendment |

Those mitigation measures which require separate monitoring processes are monitored through this document, and are indicated on the checklist as "MMP" (with corresponding page numbers where the monitoring program can be found in this document). City responsibilities are briefly described below and a sample monitoring form is provided in Appendix A.

The Roseville Planning Department (project planner) will monitor project design mitigation measures. The Roseville Public Works Department (construction inspector) will be responsible for monitoring construction-related mitigation measures, such as erosion control. Other measures will be monitored by other divisions of the Roseville Community Development Department.

The Applicant/contractor will be responsible for preparing brief monitoring letters to provide project updates. The frequency of these letters will vary during the course of the project and will be determined by the City (Planning, Public Works, and Community Development Departments).

The purpose of the letters is to assist City staff in keeping abreast of the complicated construction process and any problems that have arisen over the course of the construction. The Planning, Public Works, and Community Development Departments will review the letters, verify the conditions, and take action, as necessary.

The Community Development Department may choose to prepare a final summary of project monitoring upon completion of all mitigation measures. This report would be used to refine mitigation measures in the future.

Project Location

The project is located in Placer County, within the City of Roseville. The Proposed Project is the Highland Reserve North area of the North Central Roseville Specific Plan (NCRSP) area (Figure 1). The Highland Reserve North plan area comprises approximately 615 acres immediately north of State Route 65 (SR65). The triangular-shaped plan area is bounded on the north and east by the Roseville/Rocklin corporate boundary and on the south by the SR65 regional transportation corridor.

Project Description

The Proposed Project consists of two phases, defined by the planned north-south extension of Pleasant Grove Boulevard. Phase I includes approximately 386.6 acres located east of the planned extension of Pleasant Grove Boulevard; Phase II includes approximately 228.4 acres located west of the planned extension of Pleasant Grove Boulevard. This Draft EIR analyzes two distinct, yet similar development scenarios for the Proposed Project: development of Phase I only and development of the Full Project (Phase I and II). Inclusion of these two scenarios will allow decision makers the opportunity to clearly identify the environmental impact associated with the two most likely development scenarios for the Highland Reserve North Project.

The Proposed Project land use plan encompasses a total of approximately 615 acres. The primary planned land uses include detached single-family residential, multi-family residential, commercial, schools, parks and open spaces. The central focus of the Highland Reserve North area is a distinctive village square, composed of a 26-acre community park, anchored on one side by a neighborhood commercial center and by an elementary school site on the other. The Phase I development scenario includes 732 low and medium density residential units (transferred from NCRSP south of SR65), 300 high density residential units, 99 acres of commercial development, a 10-acre school site, 33 acres of parks, 29 acres of open space, and a private church/school project. The Full Project development scenario includes 1,310 low and medium density residential units (732 transferred from NCRSP south of SR65), 660 high density residential units, 159 acres of commercial development, a 10-acre school site, 33 acres of parks, 36 acres open space, and a private church/school project.

The Draft EIR includes an analysis of the potential environmental impacts associated with development of the Adventure Christian church/school project. This project is a component of Phase I and is therefore contained within both development scenarios. The proposed church/school would be located on Parcel No. 102 of the NCRSP. As part of the Highland Reserve North Project, this parcel is being designated as Parcel No. 61 and encompasses approximately 36.6 acres located east of Stanford Ranch Road and west of the boundary with the City of Rocklin.

HIGHLAND RESERVE NORTH PROJECT MITIGATION MEASURE MASTER CHECKLIST

Form
Initiated by
and Date:

| MONITORING MECHANISM | MONITOR INITIALS | DATE COMPLETED | MITIGATION NUMBER | MITIGATION MEASURE |
|----------------------------------|------------------|----------------|-------------------|---|
| Pre-Construction Measures | | | | |
| SP, DG, TM | | | L-A | Provide a landscape buffer between the church/school site and adjacent existing residential uses |
| DG | | | L-B | Implement development guidelines and standards |
| SP, DG, TM | | | L-C | Provide a logical transition from the open space corridor in Sunset West to High Density Residential uses on Parcel No. 31 |
| SP, DG, TM | | | L-D | Maintain a 35 to 50-foot minimum habitable building setback from the property line |
| GP, DA | | | PS-A | Restrict development based upon accessible water supply |
| GP, DA | | | PS-B | Restrict development based upon water treatment capacity |
| DA | | | PS-C | Provide adequate distribution system capacity |
| DA | | | PS-D | Execute a pipeline extension or service order agreement with the PCWA |
| DA | | | PS-E | Provide adequate sanitary sewer and pump station capacity for Option 2 |
| DA | | | PS-F | Construct the NCRSP fire station |
| DA | | | PS-G | Complete a school facility funding agreement |
| DA; MMP: see page 7 | | | T-A | Update the Long Range Transit Master Plan |
| DA; MMP: see page 8 | | | T-B | Update the Bikeway Master Plan |
| DA; MMP: see page 9 | | | T-C | Update the Transportation CIP to provide a third southbound through lane to Roseville Parkway at Pleasant Grove Boulevard |
| MMP: see page 10 | | | N-A | Develop and implement a construction noise abatement program |
| TM, PC | | | G-A | Comply with City of Roseville Improvement Standards for the preparation and implementation of rough and final grading plans, including erosion control measures |

Mitigation Monitoring Plan

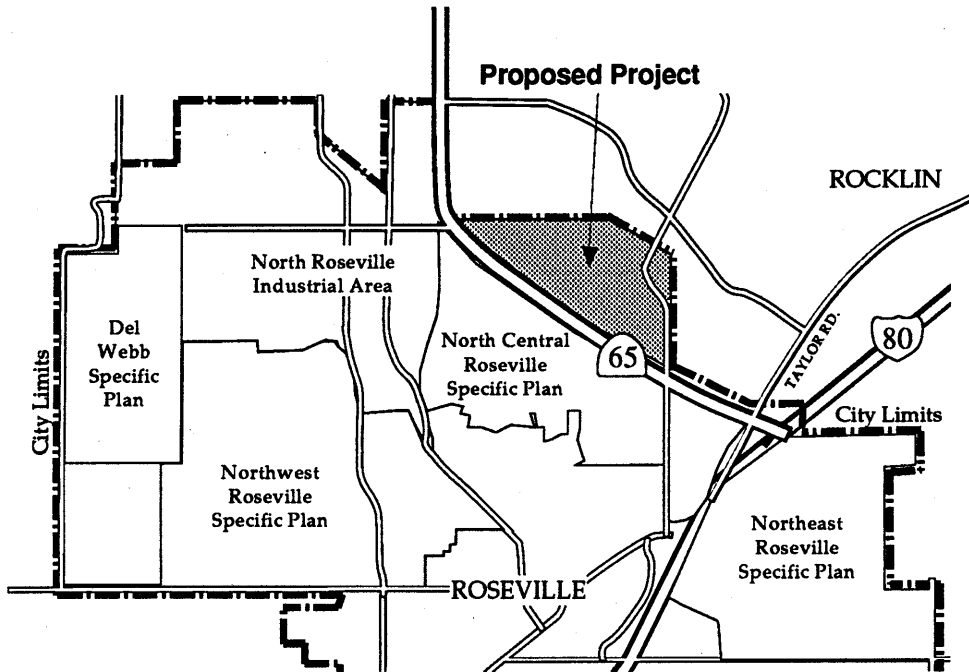
| MONITORING MECHANISM | MONITOR INITIALS | DATE COMPLETED | MITIGATION NUMBER | MITIGATION MEASURE |
|------------------------------|------------------|----------------|-------------------|---|
| TM, PC; MMP: see page 11 | | | G-B | Comply with the conclusions of a geotechnical investigation and report |
| TM | | | H-A | Ensure detention facilities are adequate to govern the rate of runoff from the site |
| TM, PC | | | H-B | Pay developer fees for regional flood control improvements |
| DA, TM | | | V-C | Establish landscaping in buffer areas as part of the first phase of construction |
| DG | | | V-E | Implement as part of the development guidelines and standards the requirement to use directional cut-off luminaires and install where required |
| Construction Measures | | | | |
| TM, PC | | | A-A | Prepare and implement a dust control plan |
| MMP: see page 12 | | | A-B | Maintain construction equipment and vehicles |
| MMP: see page 13 | | | A-D | Require EPA-certified wood-burning devices |
| MMP: see page 14 | | | N-B | Locate temporary rock crushing activities at least 1,000 feet from noise-sensitive receptors |
| TM; MMP: see page 15 | | | HW-A | Investigate areas of possible contamination |
| MMP: see page 16 | | | HW-B | Clear areas slated for construction activities of materials that could serve as fire fuel prior to initiating these activities |
| MMP: see page 17 | | | HW-C | Require spark-generating construction equipment to be equipped with manufacturer's recommended spark arresters |
| PC | | | HW-D | Follow City of Roseville Fire Department Guidelines for the storage and handling of hazardous materials |
| MMP: see page 18 | | | HW-E | Immediately contain and excavate spill-contaminated soil and dispose of at an approved facility |
| TM | | | H-C | Implement storm water quality Best Management Practices (BMPs) |
| MMP: see page 19 | | | B-C | Restrict worker and equipment access |
| TM, PC | | | B-D | Implement erosion control |
| SP, DA | | | V-A | Retain 29.5 acres of open space/riparian habitat |
| DA, DG | | | V-B | Utilize native landscaping plants in open space areas |
| DG, PC | | | V-D | Install directional cut-off luminaires at the Adventure Christian Church for security and other outdoor lighting proximate to abutting residential properties |

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| MONITORING MECHANISM | MONITOR INITIALS | DATE COMPLETED | MITIGATION NUMBER | MITIGATION MEASURE |
|------------------------------|------------------|----------------|-------------------|---|
| MMP: see page 20 | | | C-A | Consult a qualified archaeologist if buried cultural deposits are discovered during construction and comply with stated recommendations |
| Operational Measures | | | | |
| DA | | | PS-I | Increase number of police officers within the beat area |
| DA | | | PS-H | Require payment of school impact fees |
| MMP: see page 21 | | | A-C | Provide public awareness materials |
| Compensation Measures | | | | |
| MMP: see page 22 | | | B-A | Implement a wetland mitigation plan |
| MMP: see page 23 | | | B-B | Provide a comprehensive wetland mitigation monitoring program |
| SP | | | B-E | Establish wetland and grassland preserves along drainages |

Notes:

- GP As required by the General Plan
- SP As required by the North Central Roseville Specific Plan
- DG Identified on the Highland Reserve North Design Guidelines
- DA Monitored annually during review of the Development Agreement
- TM Indicated on Highland Reserve North's tentative map
- PC Condition of the Project Application
- MMP No monitoring currently established by the City; monitoring program provided in this document

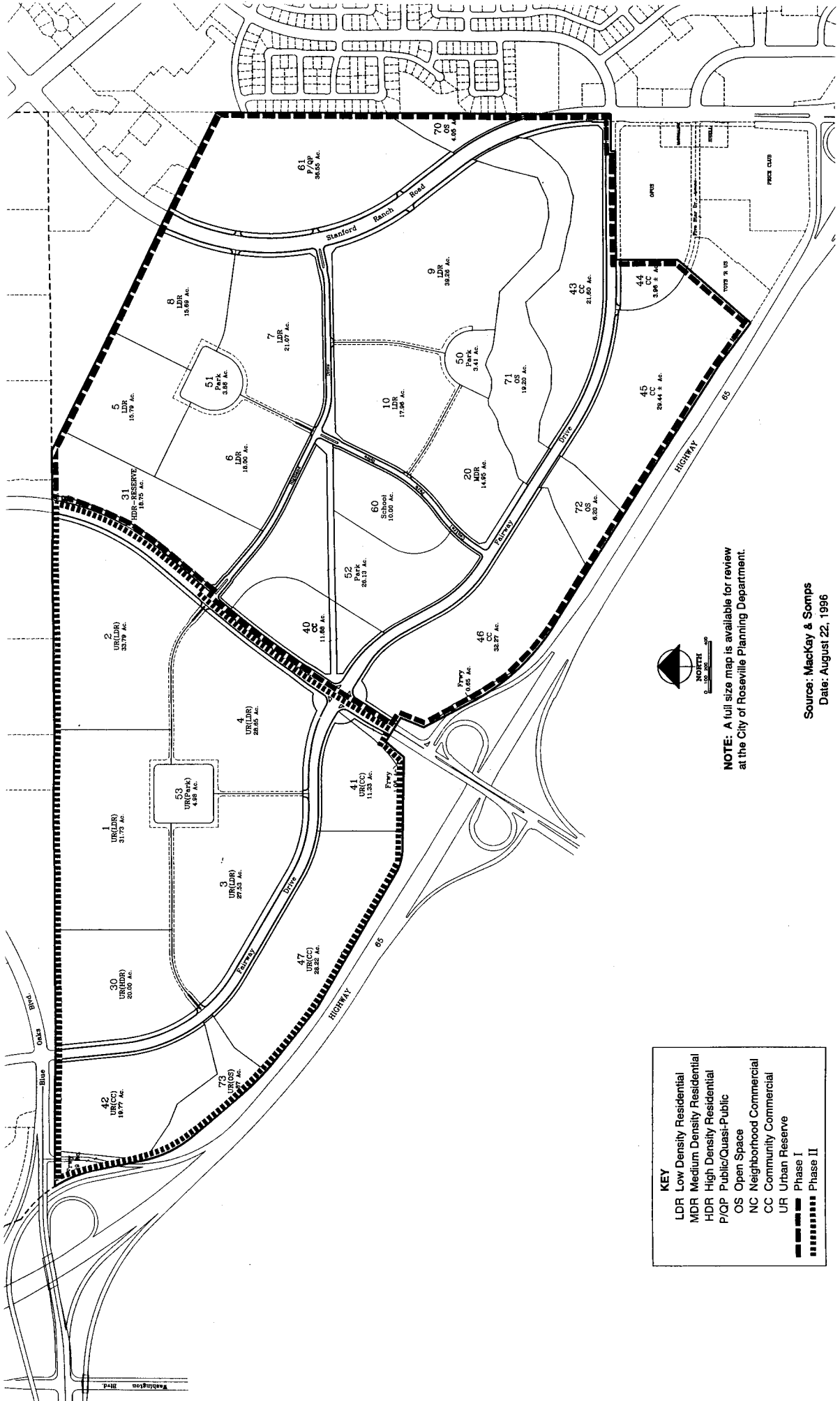


Source: Wade Associates

PROJECT LOCATION MAP

City of Roseville
 Highland Reserve North Project
 Roseville, California

10026-048-047



KEY

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- P/OP Public/Quasi-Public
- OS Open Space
- NC Neighborhood Commercial
- CC Community Commercial
- UR Urban Reserve
- Phase I
- Phase II



NOTE: A full size map is available for review at the City of Roseville Planning Department.

Source: MackKay & Samps
Date: August 22, 1996

PRE-CONSTRUCTION MEASURES

PRE-CONSTRUCTION MEASURES

EIR CHAPTER: Traffic and Circulation

Mitigation Measure T-A: Update the Long Range Transit Master Plan

Development of the Proposed Project should be included as part of the Long Range Transit Master Plan and should be consistent with the applicable General Plan transit policies in the Circulation Element.

Agency or Individual Responsible for Implementation: Public Works Department - Land Development and Transportation Division

Timing: The Long Range Transit Master Plan should be updated within one year.

Monitoring Work Program: The Public Works Department shall update the Long Range Transit Master Plan to include the Proposed Project.

Standards of Success: This measure will be deemed successful when the Long Range Transit Master Plan has been updated to include the Proposed Project.

PRE-CONSTRUCTION MEASURES

EIR CHAPTER: Traffic and Circulation

Mitigation Measure T-B: Update the Bikeway Master Plan

Development of the Proposed Project should be included as part of the Bikeway Master Plan and should be consistent with the applicable General Plan transit policies in the Circulation Element.

Agency or
Individual
Responsible for
Implementation:

Public Works Department - Land Development and Transportation Division

Timing:

The Bikeway Master Plan should be updated within one year.

**Monitoring
Work Program:**

The Public Works Department shall update the Bikeway Master Plan to include the Proposed Project.

**Standards of
Success:**

This measure will be deemed successful when the Bikeway Master Plan has been updated to include the Proposed Project.

PRE-CONSTRUCTION MEASURES

EIR CHAPTER: Traffic and Circulation

Mitigation Measure T-C: Update the Transportation CIP to provide a third southbound through lane to Roseville Parkway at Pleasant Grove Boulevard

Amend the current CIP to include the addition of a third southbound through lane to Roseville Parkway from 500 feet north of the intersection of Pleasant Grove Boulevard. Roseville Parkway is already programmed to have three lanes per direction south of the intersection. This improvement will provide LOS "C" or better conditions.

Agency or Individual Responsible for Implementation: Public Works Department - Land Development and Transportation Division

Timing: The CIP should be updated within one year.

Monitoring Work Program: As a requirement of the Development Agreement, the Public Works Department should update the transportation CIP to include a third southbound through lane at the intersection of Roseville Parkway and Pleasant Grove Boulevard.

Standards of Success: This measure will be deemed successful when a third southbound through lane to Roseville Parkway at Pleasant Grove Boulevard has been added to the transportation CIP.

PRE-CONSTRUCTION MEASURES

EIR CHAPTER: Noise

Mitigation Measure No. N-A: Develop and implement a construction noise abatement program

The Roseville Municipal Code will require that impact tools and equipment have intake and exhaust mufflers recommended by the equipment manufacturers. Pavement breakers and jack hammers must be equipped with manufacturer-recommend acoustically alternating shrouds or shields. Also, construction specifications should conform with construction practices identified in Caltrans Standard Specifications, Section 7, Sound Control Requirements. These Specifications require the contractor to comply with local regulations and ordinances relating to construction noise, and to equip all internal combustion engines with a manufacturer-recommended muffler.

Agency or Individual Responsible for Implementation: The Applicant

Timing: Prior to issuance of grading permits

Monitoring Work Program: The Public Works Department shall verify that the contractor has construction specifications that conform with construction practices identified in Caltrans Standards Specifications, Section 7, Sound Control Requirements.

Standards of Success: This measure will be deemed successful when the construction noise does not exceed the construction noise performance standards.

PRE-CONSTRUCTION MEASURES

EIR CHAPTER: Soils, Geology, and Seismicity

Mitigation Measure No. G-B: Comply with the conclusions of a geotechnical investigation and report

Prior to commencement of any earthwork on the project site, a full scale geotechnical investigation, including soil borings, laboratory testing, and grading and design recommendations, shall be completed.

Design of engineered fills should require that the geotechnical investigation assess the structural properties of each of the different soils types throughout the Proposed Project site. Such an investigation would address specific areas of the Proposed Project site to be developed in order to account for the various structures and roadways proposed for that particular.

Grading and fill placement should be monitored and compaction testing should be performed to ensure proper placement to all fill types (structural, non-structural, and roadbed).

Agency or
Individual
Responsible for
Implementation: The Applicant

Timing: Prior to issuance of grading permits

Monitoring
Work Program: The Public Works Department shall review the Applicant's geotechnical investigation. The review will verify that all required components have been included, and that the findings of the investigation have been incorporated into the final plans, prior to commencement of any earthwork on the property.

Standards of
Success: This measure will be deemed successful when an adequate geotechnical investigation, as specified, has been performed and recommendations of the investigation have been appropriately considered in final design.

CONSTRUCTION MEASURES

CONSTRUCTION

EIR CHAPTER: Air Quality

Mitigation Measure No. A-B: Maintain construction equipment and vehicles

Well-maintained equipment generates less pollutant emissions than poorly maintained equipment. All construction vehicles would be maintained according to manufacturers specifications. Construction contractors should be required to show written evidence of appropriate maintenance prior to bringing equipment onsite.

Agency or Individual Responsible for Implementation: The Applicant

Timing: Prior to issuance of grading permits

Monitoring Work Program: The City shall receive a written statement from the Applicant that construction equipment has been properly maintained.

Standards of Success: This measure will be deemed successful when the Public Works Department receives a written statement of appropriate equipment maintenance.

CONSTRUCTION MEASURES

EIR CHAPTER: Air Quality

Mitigation Measure No. A-D: Require EPA-certified wood-burning devices

All wood-burning devices in Proposed Project residences should be EPA-certified devices. EPA-certified devices would produce fewer particulate and combustion-related emissions than non-certified devices.

Agency or Individual Responsible for Implementation: The Applicant

Timing: Prior to issuance of residential building permits

Monitoring Work Program: The Roseville Building Department should require written verification that the types of wood-burning devices in Proposed Project residences are EPA-certified.

Standards of Success: This measure will be deemed successful when written verification is received that the types of wood-burning devices installed in residences are EPA-certified.

CONSTRUCTION MEASURES

EIR CHAPTER: Noise

Mitigation Measure No. N-B: Locate temporary rock crushing activities at least 1,000 feet from noise sensitive receptors

A temporary rock crushing operation is proposed to produce backfill for Proposed Project road development. Rock crushing in close proximity to noise sensitive receptors would cause significant noise impacts. Locating temporary rock-crushing activities at least 1,000 feet from noise sensitive receptors would reduce impacts to a less-than-significant level.

Agency or Individual Responsible for Implementation: The Applicant or Applicant's consultant

Timing: During construction

Monitoring Work Program: The Applicant shall identify the location of temporary rock crushing activities on a map and provide it to the Public Works Department. The construction inspector should perform periodic visual inspection to verify that rock crushing activities remain at least 1,000 feet from noise-sensitive receptors.

Standards of Success: This measure will be deemed successful if temporary rock crushing activities take place at least 1,000 feet from sensitive receptors.

CONSTRUCTION MEASURES

EIR CHAPTER: Hazardous Waste

Mitigation Measure No. HW-A: Investigate areas of possible contamination

During the Proposed Project grading activities, any unearthed areas of apparent or suspected soil contamination (particularly along the tributary to Pleasant Grove Creek in the southeastern portion of the Proposed Project site) should be sampled and analyzed for possible hydrocarbon contamination. Areas identified as having soils contamination should be reported to the appropriate regulatory agency (e.g., Placer County Department of Environmental Health, Department of Toxic Substance Control, Regional Water Quality Control Board, etc.) and remediated if necessary, prior to the continuation of grading activities.

Agency or Individual Responsible for Implementation: The Applicant or Applicant's consultant

Timing: During construction

Monitoring Work Program: If any areas of apparent or suspected contaminants are unearthed during grading activities, the Applicant shall contract with a qualified professional to perform soil sampling and laboratory analyses. If contaminants are detected, the appropriate regulatory agency shall be notified and recommendations for removal included in construction specifications.

Standards of Success: This measure will be deemed successful if any discovered contaminated soil is addressed in a manner satisfactory with the appropriate regulatory agency.

CONSTRUCTION MEASURES

EIR CHAPTER: **Hazardous Waste**

Mitigation Measure No. HW-B: **Clear areas slated for construction activities of materials that could serve as fire fuel prior to initiating these activities**

During construction, an early step will be to clear staging areas, welding areas, or areas slated for development in the near future where equipment will be operating of dried vegetation or other materials that could serve as fire fuel. The contractor will maintain areas subject to such construction activities clear of combustible natural materials to the extent feasible in order to maintain a fire break.

Agency or Individual Responsible for Implementation: **The Applicant**

Timing: **During construction**

Monitoring Work Program: **The construction inspector should perform periodic inspections of the construction site to verify that potential fire fuel is cleared from construction areas.**

Standards of Success: **This measure will be deemed successful when all areas slated for construction activities have been cleared of materials that could serve as fire fuel prior to initiating these activities**

CONSTRUCTION MEASURES

EIR CHAPTER: Hazardous Waste

Mitigation Measure No. HW-C: Require spark-generating construction equipment to be equipped with manufacturer's recommended spark arresters

Any construction equipment that normally includes a spark arrester is to be equipped with such an arrester in good working order. This includes, but is not limited to, heavy equipment, chain saw, etc.

Agency or Individual Responsible for Implementation: The Applicant

Timing: During construction

Monitoring Work Program: The City shall received a written statement from the Applicant that all spark-generating construction equipment is equipped with manufacturer's recommended spark arresters.

Standards of Success: This measure will be deemed successful when the Public Works Department receives a written statement that spark arresters are properly fitted on construction equipment.

CONSTRUCTION MEASURES

EIR CHAPTER: **Hazardous Waste**

Mitigation Measure No. HW-E: **Immediately contain and excavate spill-contaminated soil and dispose of at an approved facility**

In the event of a spill of hazardous materials in an amount reportable to the Fire Department, the contractor will immediately control the source of the leak and contain the spill. If required by the Fire Department or other regulatory agencies, contaminated soils will be excavated and disposed of off-site at a facility approved to accept such soils.

Agency or Individual Responsible for Implementation: **The Applicant**

Timing: **During construction**

Monitoring Work Program: **In the event of a spill, the Applicant shall notify the construction inspector and the Fire Department. The Fire Department will ensure that the Applicant or the contractor controls the source of the leak and contains the spill and disposes of the contaminated soils at an approved facility.**

Standards of Success: **This measure will be deemed successful when all contaminated soil is contained and disposed of off-site at an approved facility if a spill of hazardous materials occurs on-site**

CONSTRUCTION MEASURES

EIR CHAPTER: Biology

Mitigation Measure No. B-C: Restrict worker and equipment access.

Restrict construction-worker access from the perennial stream, wetlands and other areas that will remain ungraded, by fencing and/or signing. Periods of restricted use should include non-work hours, that is, lunch and after hours.

Roads and vehicles should be managed to restrict access to the stream, wetlands, and other areas that will remain ungraded. Parking of vehicles should be limited to designated areas already graded or scheduled to be graded.

Agency or Individual Responsible for Implementation: The Applicant, the Public Works Department, and the Planning Department

Timing: Prior to and during construction

Monitoring Work Program: The Applicant shall prepare maps of restricted zones and provide them to the Public Works Department, all workers, and CDFG. Restricted zones shall be clearly identified by flagging or other visible methods on the ground. The Public Works Department should perform periodic (at least once per week during construction) visual inspection to verify that construction workers and equipment remain outside of restricted area. Violation shall be subject to grading and building permit enforcement actions.

Standards of Success: These measures will be deemed successful when the Public Works Department confirms construction-worker and equipment access as provided by the monitoring plan is successfully restricted from identified areas.

CONSTRUCTION MEASURES

EIR CHAPTER: Cultural Resources

Mitigation Measure No. C-A: Consult a qualified archaeologist if buried cultural resources are discovered during construction and comply with stated recommendations

In the event of the discovery of buried archaeological deposits, project activities in the vicinity of the find should be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations.

Agency or Individual Responsible for Implementation: The Applicant

Timing: During construction activities

Monitoring Work Program: As a condition of the final grading permit, the Applicant must notify the City and consult with a qualified archaeologist if archaeological deposits are discovered before construction activities in the vicinity resumes.

Standards of Success: This measure will be deemed successful if, in the event of an archaeological discovery, construction is temporarily halted, the Community Development Department is notified, a qualified archaeologist is consulted, recommendations are implemented, and purpose and standards of state statutes governing cultural resources are met.

OPERATIONAL MEASURES

OPERATIONAL MEASURES

EIR CHAPTER: Air Quality

Mitigation Measure No. A-C Provide public awareness materials

Require developers to include educational materials regarding air quality in homeowners/renters packages for all Proposed Project residential occupants. Information contained in these packages should, at a minimum, provide information regarding transportation control measures. These materials should inform project occupants of transportation-related amenities at the project site, including ridesharing and mass transit availability and schedules. The Applicant should also provide maps showing pedestrian and bicycle paths to community centers, shopping areas, recreational areas, and schools.

Agency or
Individual
Responsible for
Implementation: The Applicant

Timing: Prior to issuance of first residential occupancy permit

Monitoring
Work Program: The TSM Coordinator and Environmental Coordinator should be provided written handouts for review. Educational materials regarding air quality should be included in homeowners/renters packages for all occupants.

Standards for
Success: This measure will be deemed successful when educational materials have been distributed to homeowners/renters.

COMPENSATION MEASURES

COMPENSATION MEASURES

EIR CHAPTER: Biology

Mitigation Measure No. B-A: Implement a wetland mitigation plan

The Applicant will implement a comprehensive wetland mitigation plan incorporating wetlands avoidance, creation of preserve areas, maintenance of the preserves, and on- and off-site creation and enhancement of wetland habitats. The plan will include detailed methodologies for the construction of replacement vernal pools and emergent marsh, and is intended to fully compensate for impacts to wetland habitat. This plan should be prepared in coordination with USFWS and CDFG.

Agency or Individual Responsible for Implementation: The Applicant

Timing: Prior to issuance of any grading permits

Monitoring Work Program: The Applicant will have a qualified biologist prepare a wetland mitigation monitoring plan. The Community Development Department and the Planning Department will review and approve the wetland mitigation plan in conjunction with USFWS and CDFG.

Standards of Success: The measure will be deemed successful when the Community Development Department and Planning Department review and approve the wetland mitigation plan, and the plan is successfully implemented.

COMPENSATION MEASURES

EIR CHAPTER: Biology

Mitigation Measure No. B-B: Provide a comprehensive wetland mitigation monitoring program

The Applicant will implement a comprehensive mitigation monitoring program to ensure the long-term success of the created and enhanced wetlands developed in the mitigation plan. Monitoring will be conducted for five years following implementation of the mitigation plan.

Agency or Individual Responsible for Implementation: Community Development Department and Planning Department

Timing: Prior to issuance of any grading permits

Monitoring Work Program: The Applicant will have a qualified biologist prepare a wetland mitigation monitoring plan. The Community Development Department and Planning Department will review and approve the mitigation monitoring plan in conjunction with USFWS and CDFG.

Standards of Success: The measure will be deemed successful when the Community Development Department and Planning Department review and approve the mitigation monitoring plan, and the plan is successfully implemented.

APPENDIX A

**HIGHLAND RESERVE NORTH PROJECT
MITIGATION MEASURE FIELD VERIFICATION FORM**

Monitoring Phase: ___ Pre-Construction ___ Construction ___ Operational ___ Compensation

Requirement Met or Is Continuing To Be Met:

| <i>Date</i> | <i>Yes</i> | <i>No</i> | <i>Mitigation Measure Number</i> | <i>Description of Mitigation Measure</i> |
|-------------|------------|-----------|----------------------------------|--|
| _____ | ___ | ___ | _____ | _____ |
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Comments: (Attach additional sheets as necessary)

I hereby certify that I have inspected the project site and that the above information is true to the best of my knowledge.
Name (Print) _____
Representing _____
Signature _____
Date _____



APPENDIX B

**SUMMARY OF MITIGATION MEASURES
AND IMPACTS THEY MITIGATE**

Mitigation

Measure L-A:

Provide a landscape buffer between the church/school site and adjacent existing residential uses

Impact L-2(a) and (b):

Substantial incompatibility of Public/Quasi Public uses at the Adventure Christian Church/School with existing adjacent residential land uses of the Summerfield subdivision

Mitigation

Measure L-B:

Implement development guidelines and standards

Impact L-3(a) and (b):

Substantial incompatibility of proposed land uses along the Roseville-Rocklin boundary west of Stanford Ranch Road and at the transfer parcels

Impact L-4(a) and (b):

Substantial incompatibility of residential uses and public/quasi public uses with an existing gasoline pipeline and of residential uses with a natural gas transmission pipeline

Mitigation

Measure L-C:

Provide a logical transition from the open space corridor in Sunset West to High Density Residential uses on Parcel No. 31

Impact L-3(a) and (b):

Substantial incompatibility of proposed land uses along the Roseville-Rocklin boundary west of Stanford Ranch Road and at the transfer parcels

Mitigation

Measure L-D:

Maintain a 35 to 50-foot minimum building setback from the property line

Impact L-4(a) and (b):

Substantial incompatibility of residential uses and public/quasi public uses with an existing gasoline pipeline and of residential uses with a natural gas transmission pipeline

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Mitigation

Measure PS-A: Restrict development based upon accessible water supply

Impact PS-1(a) and (b): Increased demand for domestic water

Impact PS-2(a) and (b): Decreased water supply during drought periods

Mitigation

Measure PS-B: Restrict development based upon water treatment capacity

Impact PS-3(a) and (b): Increased demand for domestic water treatment

Mitigation

Measure PS-C: Provide adequate distribution system capacity

Impact PS-4(a) and (b): Increased demand on distribution system

Mitigation

Measure PS-D: Execute a pipeline extension or service order agreement with the PCWA

Impact PS-4(a) and (b): Increased demand on distribution system

Mitigation

Measure PS-E: Provide adequate sanitary sewer and pump station capacity for Option 2

Impact PS-5(a) and (b): Increased demand on wastewater collection system

Mitigation

Measure PS-F: Construct the NCRSP fire station

Impact PS-11(a) and (b): Increased demand for fire emergency services

Mitigation

Measure PS-I: Increase number of police officers within the beat area

Impact PS-10(b): Increased demand for police services

Mitigation

Measure PS-G: Complete a school facility funding agreement

Impact PS-13(a) and (b): Increased demand for school services

Mitigation

Measure PS-H:

Require payment of school impact fees

Impact PS-13(a) and (b):

Increased demand for school services

Mitigation

Measure T-A:

Update the Long Range Transit Master Plan

Impact T-3(a) and (b):

Increased demand for transit service (both bus and light rail)

Mitigation

Measure T-B:

Update Bikeway Master Plan

Impact T-4(a) and (b):

Increased demand for transportation-related bicycle trips

Mitigation

Measure T-C:

Update the Transportation CIP to provide a third southbound through lane to Roseville Parkway at Pleasant Grove Boulevard

Impact T-5(b):

Reduction in level of service to LOS "D" at the intersection of Roseville Parkway and Pleasant Grove Boulevard

Mitigation

Measure A-A:

Prepare and implement a dust control plan

Impact A-1(a) and (b):

Short-term increase in ambient air pollutant concentrations as a result of construction-related emissions

Mitigation

Measure A-B:

Maintain construction equipment and vehicles

Impact A-1(a) and (b):

Short-term increase in ambient air pollutant concentrations as a result of construction-related emissions

Mitigation

Measure A-C:

Provide public awareness materials

Impact A-2(a) and (b):

Increase in regional emissions of NO_x, ROG, and PM₁₀ generated by stationary and mobile sources

Impact A-4(a) and (b):

Consistency with goals and policies of applicable air quality plans

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Mitigation

Measure A-D: **Require EPA-certified wood-burning devices**

Impact A-2(a) and (b): Increase in regional emissions of NO_x, ROG, and PM₁₀ generated by stationary and mobile sources

Impact A-4(a) and (b): Consistency with goals and policies of applicable air quality plans

Mitigation

Measure N-A: **Develop and implement a construction noise abatement program**

Impact N-1(a) and (b): Short-term sound level increases at noise-sensitive areas near construction activities

Mitigation

Measure N-B: **Locate temporary rock crushing activities at least 1,000 feet from noise-sensitive receptors**

Impact N-1(a) and (b): Short-term sound level increases at noise-sensitive areas near construction activities

Mitigation

Measure G-A: **Comply with City of Roseville Improvement Standards for the preparation and implementation of rough and final grading plans, including erosion control measures**

Impact G-3(a) and (b): Potential for increased erosion during and after construction

Impact G-4(a) and (b): Differential settlement of soils under proposed structures

Impact H-3(a) and (b): Localized alteration in drainage patterns

Impact H-4(a) and (b): Increased erosion and sedimentation during construction

Impact H-5(a) and (b): Degraded water quality resulting from increased rate of erosion

Mitigation

Measure G-B: **Comply with the conclusions of a geotechnical investigation**

Impact G-4(a) and (b): Differential settlement of soils under proposed structures

Impact G-5(a) and (b): Differential settlement caused by expansive soils

Impact G-6(a) and (b): Foundation instability

Impact G-7(a) and (b): Slope instability

Impact G-8(a) and (b): Development constraints due to shallow depth to hard rock

Mitigation

Measure HW-A: Investigate areas of possible contamination

Impact HW-1(a) and (b): Possible soil contamination

Mitigation

Measure HW-B: Clear areas slated for construction activities of materials that could serve as fire fuel prior to initiating these activities

Impact HW-2(a) and (b): Increased fire potential

Mitigation

Measure HW-C: Require spark-generating construction equipment to be equipped with manufacturer's recommended spark arresters

Impact HW-2(a) and (b): Increased fire potential

Mitigation

Measure HW-D: Follow City of Roseville Fire Department Guidelines for the storage and handling of hazardous materials

Impact HW-3(a) and (b): Accidental release of hazardous substances

Mitigation

Measure HW-E: Immediately contain and excavate spill-contaminated soil and dispose of at an approved facility

Impact HW-3(a) and (b): Accidental release of hazardous substances

Mitigation

Measure H-A: Ensure detention facilities are adequate to govern the rate of runoff from the site

Impact H-1(a) and (b): Increase in the rate of runoff

Impact H-2(a) and (b): Increase in on-site and off-site flood elevations

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Mitigation

Measure H-B: Pay developer fees for regional flood control improvements

Impact H-2(a) and (b): Increase in on-site and off-site flood elevations

Mitigation

Measure H-C: Implement storm water quality Best Management Practices [BMPs]

Impact H-6(a) and (b): Reduced storm water runoff water quality

Mitigation

Measure B-A: Implement a wetland mitigation plan

Impact B-1(a) and (b): Loss of fairy shrimp species

Impact B-3(a): Loss of up to 2.49 acres of vernal pools, 0.35 acres of seasonal wetlands and 0.15 acres of intermittent drainages

Impact B-3(b): Loss of up to 4.20 acres of vernal pools, 0.62 acres of seasonal wetlands and 0.66 acres of intermittent drainages

Mitigation

Measure B-B: Provide a comprehensive wetland mitigation monitoring program

Impact B-1(a) and (b): Loss of fairy shrimp species

Impact B-3(a): Loss of up to 2.49 acres of vernal pools, 0.35 acres of seasonal wetlands and 0.15 acres of intermittent drainages

Impact B-3(b): Loss of up to 4.20 acres of vernal pools, 0.62 acres of seasonal wetlands and 0.66 acres of intermittent drainages

Mitigation

Measure B-C: Restrict worker and equipment access

Impact B-2(a) and (b): Temporary disturbance to wildlife during construction

Mitigation

Measure B-D: Implement erosion control measures

Impact B-2(a) and (b): Temporary disturbance to wildlife during construction

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| Impact B-4(a) and (b): | Long-term loss of wildlife habitat |
| Impact B-6(a) and (b): | Degradation of stream habitats due to erosion and sedimentation |
| Mitigation Measure B-E: | Establish wetland and grassland preserves along drainages |
| Impact B-4(a) and (b): | Long-term loss of wildlife habitat |
| Impact B-5(a) and (b): | Loss of wildlife movement corridors and restriction of wildlife movement across the study area and between open spaces |
| Mitigation Measure V-A: | Retain 29.5 acres of open space/riparian habitat |
| Impact V-2(a): | Decrease in visual quality due to elimination of natural landscape features deemed important to high visual quality |
| Mitigation Measure V-B: | Utilize native or compatible landscaping plants in open space areas |
| Impact V-2(a) and (b): | Decrease in visual quality due to elimination of natural landscape features deemed important to high visual quality |
| Mitigation Measure V-C: | Establish landscaping in buffer areas as part of the first phase of construction |
| Impact V-3(a) and (b): | Decrease in visual quality at residences abutting the Adventure Christian Church nearby due to introduction of night-time light |
| Mitigation Measure V-D: | Install directional cut-off luminaires at the Adventure Christian Church for security and other outdoor lighting proximate to abutting residential properties |
| Impact V-3(a) and (b): | Decrease in visual quality at residences abutting the Adventure Christian Church nearby due to introduction of night-time light |

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Mitigation

Measure V-E: Implement as part of the development guidelines and standards the requirement to use directional cut-off luminaires and install where required

Impact V-4(a) and (b): Decrease in visual quality at residences due to the introduction of night-time light

Mitigation

Measure V-F: Retain an additional 6.8 acres of open space/riparian habitat

Impact V-2(b): Decrease in visual quality due to elimination of natural landscape features deemed important to high visual quality

Mitigation

Measure C-A: Consult a qualified archaeologist if buried cultural resources are discovered during construction and comply with stated recommendations

Impact C-1(a) and (b): Damage to undiscovered cultural resources