
2. EXECUTIVE SUMMARY

2. EXECUTIVE SUMMARY

INTRODUCTION

The summary chapter provides an overview of the Clover Valley Large and Small Lot Tentative Subdivision Maps (LSLTSM) project and the conclusions of the technical environmental analysis. This chapter also summarizes the alternatives to the proposed project. Table 2-1, at the end of this chapter, provides a summary of the environmental effects of the proposed project identified in each technical section of Chapter 4, and in Chapter 6. The table consists of the environmental impacts, the significance of each impact, the proposed mitigation measures, and the significance of each impact after the mitigation measures are implemented.

SUMMARY OF THE PROJECT DESCRIPTION

Project Background

In September 1995, the Clover Valley Annexation EIR (State Clearinghouse #93122077) was circulated for public review. In January 1997, the Rocklin City Council conducted a public hearing on the Final EIR and land use entitlements, and then certified the Final Program EIR and approved the proposed land use entitlements on February 11, 1997. A Development Agreement for the Clover Valley project was approved by the City Council in December 1997. The property was annexed into the City of Rocklin.

In October 2000, the applicant submitted a Large Lot Tentative Subdivision Map (LLTSM) to the City of Rocklin Planning Department to subdivide Clover Valley 622± vacant acres into 47 large lots (SD-98-05). In October 2001, the Large Lot Tentative Subdivision Map was modified to subdivide the site into 40 large lots ranging in size from 0.16 acre to 91.9 acres, with 32.26 acres proposed for major streets. The LLTSM Draft EIR was completed and circulated for a 45-day public review period on August 26, 2002. The City of Rocklin determined that additional time was necessary for the Draft EIR and the comment period was extended to 60 days. In addition, a public hearing to receive comments on the Draft EIR was held on October 9, 2002.

Prior to the completion of the Final EIR, including responses to the comments received, the applicant amended the project application to include the Small Lot Tentative Subdivision Map (SLTSM). The decision to add a Small Lot Tentative Map entitlement to the proposed project, coupled with the numerous comments received on the Draft EIR, prompted the City's determination to prepare a new recirculated revised EIR. The applicant submitted a revised application for the Clover Valley LSLTSM to the City of Rocklin in June of 2005.

Project Location

The proposed project is located in the northeast corner of the City of Rocklin, along the west side of Sierra College Boulevard and Union Pacific Railroad tracks, two miles north of Interstate 80, and three miles south of State Route 193. Surrounding lands to the south within the City limits of Rocklin include the Summit Property and Clover Valley Woods. Rocklin's Whitney Oaks residential subdivision is located to the west. See Figure 3-2, Project Location Map.

Project Components

The project applicant is seeking approval of a Large Lot Tentative Map (LLTM) to subdivide 622± vacant acres into 33 large lots ranging from 0.7 acres to 104.4 acres with 46.4 acres of proposed major streets. The large lots would establish individual units being further subdivided by the proposed Small Lot Tentative Subdivision Map (SLTSM). The Small Lot Tentative Subdivision Map further subdivides the large lots into a total of 558 single-family residential lots, 82 landscape lots, and related interior roadways.

The proposed project would include construction of 558 residential small lots, one 5.3-acre park site, one 5.0-acre neighborhood commercial site, a 1.0-acre future fire station site, as well as major streets and open space areas. A total of 366 acres would remain in open space and landscape lot areas. The construction of the backbone infrastructure would result in the removal of grasslands, shrubs, and trees. The construction activities anticipated to occur as part of the large lot improvements and small lot development would result in the surface grading of approximately 309.6 acres. Open space that will not be graded totals 312.7 acres; however, the final count of the project's open space includes 53.3 acres that will be temporarily impacted by surface grading for slopes, landscape lots, and utility corridors, resulting in a total of 366 open space acres. The site is estimated to have 28,246 trees. The estimated number of trees to be removed for the construction of the proposed project is 7,422. Of these, 1,632 trees to be removed are associated with the construction of the major roadway infrastructure.

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION

Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the areas affected by the project(s), including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. For these areas, this Draft EIR discusses the mitigation measures that could be implemented by the City of Rocklin to reduce potential adverse impacts to a level that is found less-than-significant. These mitigation measures are also summarized in Table 2-1 at the end of this chapter. An impact that remains significant after mitigation is determined to be an unavoidable adverse impact of the proposed project. The mitigation measures presented in the Draft EIR will form the basis of the Mitigation Monitoring Program (MMP).

This Draft EIR analyzed the following impacts for the proposed project:

Land Use

The land use discussion considers the land uses of the proposed project, focusing on project consistency with adopted plans and project compatibility with existing and planned adjacent uses. The analysis includes the existing setting, identification of impacts, and mitigation measures.

Land use impacts related to consistency with the Rocklin General Plan and zoning designations were found to be *less-than-significant*. Construction-related land use compatibility impacts and operational land use compatibility impacts were found to be *less-than-significant after mitigation*.

Aesthetics

This chapter assesses the potential impacts resulting from the project's anticipated alteration of existing viewsheds, as well as the transformation of undeveloped valley views into an area characterized by substantial surface grading and future residential development.

The following impacts were found to be *less-than-significant*: alteration of views from western Loomis, including Del Mar Avenue; impacts to viewers in homes immediately off-site; impacts to viewers west of the site; impacts to viewers in the subdivision at the southern end of Clover Valley; and impacts to historic stone walls. The following impacts were concluded to be *less-than-significant after mitigation*: visual impacts to the Clover Valley Creek riparian corridor; impacts related to increased lighting and glare on adjacent sensitive receptors; and visual impacts related to the introduction of signage to an area where none currently exist. The following impacts were determined to be *significant and unavoidable* after mitigation: degradation of the visual character or quality of the project site as a result of construction activities; impacts to views from Sierra College Boulevard and in the Loomis area north of the summit and across Sierra College Boulevard; impacts to wooded hillsides; alteration of the overall visual character of the project as a result of the proposed project in combination with existing and future development in the project area; and impacts related to increased light and glare on adjacent sensitive receptors due to project development in combination with existing and future development in the project area.

Transportation and Circulation

Circulation of vehicular traffic is discussed in this section with regard to anticipated increases in personal transportation on both existing and proposed roadways, as well as emergency and utility access to the project site. Cumulative traffic information is also analyzed.

The following impacts were determined to be *less-than-significant*: an increase in traffic on local streets and roads in the vicinity of the project site under Existing Plus Project conditions; increased demand for transit services; and increased demand for bicycle facilities. Disruption to traffic and circulation as a result of the construction of the off-site sewer line was found *less-than-significant after mitigation*. Increased traffic on local streets and roads in the vicinity of the project site under cumulative conditions (2025) was found to be *less-than-significant after mitigation*; however the intersection of Sierra College Boulevard and King Road would remain *significant and unavoidable* due to the impacted intersection being outside of the City of Rocklin's jurisdiction.

Air Quality

The discussion of air quality effects potentially generated by the project includes an analysis of the existing setting, identification of impacts, and the development of mitigation measures and monitoring strategies. Air quality impacts associated with construction of the proposed project are evaluated. Operational air quality impacts are assessed, as are the consistencies of the proposed project with existing City and regional policies.

Increased carbon monoxide concentrations resulting from the proposed project were found to be *less-than-significant*. Impacts related to construction-generated pollutants and impacts resulting from increased vehicle and area source air emissions were found *less-than-significant after mitigation*. Cumulative air quality impacts were determined to be *significant and unavoidable* even after mitigation.

Noise

This chapter includes an identification of the existing setting, thresholds of significance, impacts, and the development of mitigation measures and monitoring strategies. Noise impacts analyzed include changes in ambient noise characteristics and the effects on sensitive receptors; construction activities, project-generated traffic, railroad activities, park and commercial activities on existing residents and adjacent areas of Clover Valley.

The following impacts were determined to be *less-than-significant*: an increase in traffic noise levels at existing noise sensitive land uses; impacts of existing plus project traffic noise at proposed residences within the Clover Valley development; impacts of existing and future railroad noise on proposed residences within the development; temporary project construction noise impacts; construction and operational noise due to the off-site sewer line extension; and a cumulative increase in traffic noise levels. The following impacts were found *less-than-significant after mitigation*: impacts of noise generated by proposed neighborhood commercial use on proposed residences within the development; impacts of noise generated by proposed neighborhood park on proposed residences within the development; construction and operational noise due to the off-site sewer line extension; and impacts of cumulative plus project traffic noise at proposed residences within the Clover Valley development.

Cultural and Paleontological Resources

The extent to which development of the proposed project could remove, damage, or destroy known or unknown cultural or paleontological resources is evaluated in this section. This chapter includes an identification of the existing setting, thresholds of significance, impacts, and the development of mitigation measures and monitoring strategies.

Cumulative impacts to cultural and paleontological resources were found to be *less-than-significant*. The following impacts were found to be *less-than-significant after mitigation*: impacts to known cultural resources as a result of construction activities; impacts to potential paleontological resources as a result of construction activities; increases in vandalism and artifact collecting as a result of additional residences in the immediate vicinity of valuable cultural resources; and inadvertent discovery of unknown prehistoric or historic cultural resources, or the discovery of human remains, due to construction activity.

Biological Resources

This section describes existing biological resources on the project site, including wetlands, grasslands, and oak woodland. Potential impacts to the existing biological conditions are discussed and assessed, including the quantification of potential tree removal on the project site, and mitigation measures are proposed to reduce potential impacts.

Long-term operational impacts to riparian and seasonal wetland habitat due to intrusion and loss of oak woodland habitat were determined to be *less-than-significant*. The following impacts were found *less-than-significant after mitigation*: Construction-related disturbance to oak trees not anticipated for removal; impacts to special-status grassland plant species; construction-related impacts to riparian and seasonal wetland habitat due to intrusion; construction impacts to riparian and aquatic habitats; impacts to raptors and migratory birds; impacts to Valley elderberry longhorn beetle; impacts to northwestern pond turtle; impacts to freshwater marsh-occupying birds; disturbance to active bat maternity roosts; and impacts to special-status fish. Impacts related to loss of oak trees on the project site due to project implementation; conversion of grassland wildlife habitat; long-term operational impacts to riparian and aquatic habitat; and cumulative biological impacts to vegetation and wildlife, in combination with other projects in the Rocklin area were found *significant and unavoidable* even after implementation of identified mitigation,

Geology

The discussion of geological effects potentially originating from the project includes impacts related to landslides and sedimentation, as well as the potential for liquefaction. In addition, the effects of proposed grading cuts and fills are analyzed, and foundation support design is assessed. This chapter also includes an identification of the existing

setting, thresholds of significance, impacts, and the development of mitigation measures and monitoring strategies.

Impacts to mineral resources and the cumulative potential for geological impacts and hazards related to the continuing buildout of Rocklin and surrounding areas in combination with existing and future developments were determined to be *less-than-significant*. The following impacts were found *less-than-significant after mitigation*: Impacts related to grading and slope stability; impacts related to seismic hazards; impacts related to groundwater seepage; and impacts related to foundation support and expansive soils; impacts related to soil erosion; and impacts related to excavation/blasting. Impacts as a result of alteration of the topography were found *significant and unavoidable* even after mitigation.

Hazards

This chapter includes an analysis of the existing setting, potential impacts related to undiscovered mine shafts, residual pesticide and herbicide use, PCB-containing transformers, exposure of construction workers to asbestos and lead paint, underground storage tanks, improperly abandoned groundwater wells, wildland fires, and mosquito breeding populations on the project site. This chapter also includes an identification of the existing setting, thresholds of significance, impacts, and the development of mitigation measures and monitoring strategies.

The following impacts were determined to be *less-than-significant*: impacts due to the presence of pesticide and herbicide residues on the project site, and long-term hazard-related impacts from the proposed project in combination with existing and future developments in the Rocklin area. The following impacts were found *less-than-significant after mitigation* identified in the chapter: impacts from polychlorinated biphenyl (PCB)-containing transformers; impacts related to exposure of construction workers to asbestos and lead-based paint; impacts relating to the presence of underground storage tanks; impacts due to the presence of on-site groundwater wells; impacts related to the increased risk of wildland fires; and impacts due to landscaped areas or detention basins providing areas where mosquitoes can breed. *Significant and unavoidable* impacts were not identified for this issue area.

Hydrology and Water Quality

The hydrology and water quality analysis includes the potential for impacts relating to peak stormwater flows, flooding, pre-and post-construction erosion, and water quality in Clover Valley Creek. This chapter also includes an identification of the existing setting, thresholds of significance, impacts, and the development of mitigation measures and monitoring strategies.

The following impacts were found to be *less-than-significant*: Impacts due to exposure of residents to flood hazard; and cumulative hydrological impacts related to the potential for localized flooding. The following impacts were determined to be *less-than-significant*

after mitigation: impacts resulting in a change in peak stormwater flows; impacts as a result of construction-phase erosion; impacts relating to post-construction erosion; impacts involving the degradation of water quality; impacts due to erosion or deposition of sediment in Clover Valley Creek at roadway crossings; impacts regarding the deposition of sediment in Clover Valley Creek from underground utility creek crossings; impacts caused by project construction that would result in fill and excavation within Clover Valley Creek; degradation of water quality resulting from construction of the off-site sewer line extension; and cumulative impacts related to degradation of water quality. *Significant and unavoidable* impacts were not identified for this issue area.

Public Services and Utilities

Utilities and services found in the analysis include water supply, wastewater conveyance treatment, solid waste disposal, law enforcement, fire protection and emergency medical services, schools, parks, electric power, natural gas, and communications systems. This chapter also includes an identification of the existing setting, thresholds of significance, impacts, and the development of mitigation measures and monitoring strategies.

The following impacts were found to be *less-than-significant*: increased demand for water supply and/or water supply infrastructure; increased demand for wastewater disposal; increased demand for solid waste disposal/recycling services; increased demand for school services and facilities; increased demand for park and recreation services and facilities; increased demand for library services and facilities; increased demand for gas, electric, and telephone service; and long-term impacts to public services and utilities from the proposed project in combination with existing and future developments in the Rocklin area. Impacts to police protection; and impacts to fire protection and emergency medical services were found to be *less-than-significant after mitigation*. *Significant and unavoidable* impacts were not identified for this issue area.

SUMMARY OF PROJECT ALTERNATIVES

The following summary describes the alternatives to the proposed project that are evaluated for environmental impacts in this Draft EIR. A complete discussion of project alternatives is provided in Chapter 7, Alternatives Analysis.

No Development Alternative

Because a General Plan buildout alternative could result in the development of up to 933 residential units on the project site, it would result in greater impacts than the proposed project; thus, the General Plan buildout alternative was dismissed from further consideration, and the No Development Alternative was selected. The No Development Alternative would result in the continued undeveloped condition of the project site. Under this alternative, the City of Rocklin would not approve development for the project site. This non-development alternative is characterized primarily by the benefits of continued undeveloped land in the existing Clover Valley project area. Impacts under this alternative would be negligible for most issue areas.

Maximum of 180 Units Alternative

This alternative would result in the buildout of up to 180 of the existing proposed units on the project site. This alternative was developed in order to reduce the impacts associated with the construction of an off-site sewer line, which would be required to provide adequate capacity should the project be built with more than 180 units. Current collection capacity for the sewer line allows up to 180 more units without improvements to the line; more than 180 units would require an increase in the size of the sewer pipe. The specific units that would be eliminated under this alternative could be selected to avoid riparian habitat along the creek, to preserve more cultural resources, and to avoid other environmental impacts identified in specific areas of the project site. This alternative would reduce impacts to all issue areas.

Elimination of a Portion of Valley View Parkway Alternative

Under this alternative, a portion of Valley View Parkway would be eliminated in order to reduce traffic, grading, erosion, and biological impacts. For this alternative, the minimum length of Valley View Parkway that could be eliminated would be the portion of Valley View Parkway crossing the creek. The maximum length of Valley View Parkway that could be eliminated under this alternative would include the elimination of Valley View Parkway at its northern end immediately west of Lot 142 to its southern end immediately east of Lot 314. This alternative was designed to eliminate cut-through traffic from Sierra College Boulevard to Park Avenue, reduce cut and fill grading impacts, increase the conservation of trees, and reduce impacts to wildlife and hydrological issues due to the elimination of a creek crossing. This alternative would reduce impacts to air quality, noise, cultural resources, biological resources, geology, and hydrology and water quality, and would increase impacts to land use, and public services and utilities compared to the proposed project. Other impacts would remain roughly equivalent to the proposed project.

Elimination of Creekside Development Alternative

Under this alternative, development adjacent to Clover Valley Creek would be eliminated, and a buffer zone of 75 feet as recommended by National Oceanic & Atmospheric Administration (NOAA) Fisheries would be established. This alternative was developed as a result of a Biological Opinion by NOAA Fisheries. The units that would be eliminated with this alternative would not be relocated elsewhere on or off the project site. Eliminating creekside development, which currently is proposed at or less than 50 feet away from the creek, would reduce impacts to plant and wildlife which typically occur in close proximity to watercourses, and reduce risk of flooding and erosion impacts, which lead to degradation of water quality. This alternative would reduce impacts to all environmental issue areas.

Environmentally Superior Alternative

In addition to the discussion and comparison of impacts of the alternatives to the proposed project, CEQA requires that an environmentally superior alternative be selected and the reason for such selection disclosed. In general, the Environmentally Superior Alternative is the alternative that would be expected to generate the least adverse impacts. CEQA requires that if the No Project Alternative is the environmentally superior alternative, an additional alternative that is environmentally superior must be identified. The environmentally superior alternative has been determined to be the Maximum of 180 Units Alternative.

Table 2-1 Summary of Impacts and Mitigation Measures				
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation	
4.2 Land Use				
4.2I-1	Consistency with adopted General Plan and zoning designations and policies.	LS	<i>None required.</i>	N/A
4.2I-2	Construction-related land use compatibility impacts.	PS	4.2MM-2 <i>The project developer, in consultation with the Sunset Whitney Country Club, shall prepare a construction plan to minimize the impacts on golf play and operations at the country club. The plan would include measures such as limited construction hours which are consistent with City's noise policies, carefully considered placement of construction staging area(s), the covering of exposed trenches at the completion of each day, and restoration to pre-construction conditions as soon as installation of the sewer line is completed. The plan shall be submitted to the City Engineer and Community Services and Facilities Director for review and approval prior to the approval of the improvement plans.</i>	LS
4.2I-3	Operational land use compatibility impacts.	PS	4.2MM-3 <i>The applicant(s) shall notify prospective home buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the County of Placer is an agricultural area potentially subject to ground and aerial applications of chemicals and early morning or nighttime farm operations, which may create noise, dust, et cetera. The language and format of</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-1 Summary of Impacts and Mitigation Measures			
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>such notification shall be reviewed and approved by the Community Development Department prior to recording final maps. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.</i>	
4.3 Aesthetics			
4.3I-1 Degradation of the visual character or quality of the project site or off-site areas as a result of construction activities.	S	<p>4.3MM-1 <i>Prior to approval of improvement plans for the proposed project, the applicant shall submit grading and re-vegetation plans for approval from the City Public Works Director and/or City Engineer. The plans shall indicate that all cuts and fills associated with the construction of on and off-site infrastructure, roadways, commercial, and recreational or public components of the project (excluding cuts and fills associated with home construction on a single-family lot) shall be re-vegetated once the earthwork has been completed.</i></p> <p><i>The City Public Works Department and/or City Engineering Department shall act as the monitoring agency to ensure that the re-vegetation plan is being correctly implemented.</i></p>	SU
4.3I-2 Impacts to views from Sierra College Boulevard and in the Loomis area north of the summit and across Sierra College Boulevard.	S	<i>None feasible.</i>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.3I-3 Alteration of views from western Loomis, including Del Mar Avenue.	LS	<i>None required.</i>	N/A
4.3I-4 Impacts to viewers in homes immediately off-site.	LS	<i>None required.</i>	N/A
4.3I-5 Impacts to viewers west of the site.	LS	<i>None required.</i>	N/A
4.3I-6 Impacts to viewers in the subdivision at the southern end of Clover Valley.	LS	<i>None required.</i>	N/A
4.3I-7 Visual impacts to the Clover Valley Creek riparian corridor from on-site development and Antelope Creek riparian corridor from the off-site sewer line extension.	PS	<p>4.3MM-7 <i>The Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map Improvement Plans shall be submitted for the review and approval of the City Engineer, and shall include the following:</i></p> <ul style="list-style-type: none"> • <i>All road crossings of Clover Valley Creek shall be bridged or culverts with masonry creek walls shall be used to eliminate fills into the riparian areas on and the off the project site. If culverts are used, they shall be sized to ensure that flood flows and movement of fish and wildlife are not adversely affected. Culvert walls shall be designed to appear as bridges;</i> • <i>Retaining walls shall be used to eliminate fills into riparian areas where vegetation loss will result. These areas will be determined upon submittal of the detailed drainage plan. If the</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>culvert is used, the construction and finish of these walls shall match the simulated bridge road crossings described above;</i></p> <ul style="list-style-type: none"> • <i>To the extent possible, all detention basins shall be constructed to appear as natural lakes or ponds, with design subject to review by the California Department of Fish and Game, and the Army Corps of Engineers, as appropriate. The shape of each basin and its dam and levee areas shall be graded in a non-linear design to reduce the impression of a man-made structure and designed in conjunction with a licensed landscape architect;</i> • <i>Bridge structures and improvements within the riparian corridor on the project site shall be designed and constructed to be visually complementary to the native riparian corridor. Plant materials shall be carefully chosen to appear as extensions of the native corridor. Design shall be produced by a licensed landscape architect and approved by the City. Native trees, shrubs and groundcover materials shall be emphasized, while non-native plantings and lawn shall be de-emphasized; and</i> • <i>Temporary fencing shall be erected at locations determined by the City Engineer during all construction operations to prevent encroachment</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.3I-8 Impacts to wooded hillsides.	PS	<p><i>into riparian areas or woodland tree canopies.</i></p> <p>4.3MM-8(a) <i>Prior to recording of final maps, the developer shall prepare Small Lot Design Guidelines, which include the following:</i></p> <ul style="list-style-type: none"> • <i>Delineation of driveway access;</i> • <i>Suggested methods of site development, including treatment of cuts, fills, retaining walls, and appropriate, adaptive foundations on individual lots of 20 to 29 percent; lot-by-lot approval shall be conducted by the Planning Commission on these sites. Grading of lots sloping 15 to 30 percent shall be designed by a licensed civil engineer and shall include site-adaptive foundations;</i> • <i>All permanent public landscaping publicly owned or managed by a Homeowner's Association shall be irrigated by a permanent drip system or low water consumption systems acceptable to the City of Rocklin. All street landscape areas shall be maintained by the Homeowners' Association or placed into the City Landscape and Lighting District or other appropriate mechanism; and</i> • <i>A maintenance plan for areas of preserved existing oaks within developed and landscaped areas to ensure long-term health is required by the City's Oak Tree Preservation Guidelines and</i> 	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>shall be followed. In addition, within the project's residential areas, homebuyers shall be given a copy of the City's Oak Tree Preservation Guidelines to encourage appropriate treatment.</i></p> <p>4.3MM-8(b) <i>The grading plans for on- and off-site infrastructure associated with the project shall indicate the following for the review and approval of the City Engineer:</i></p> <ul style="list-style-type: none"> • <i>Roadway rights-of-way shall be graded only to the extent needed to install roads and utilities. Specific site plans shall be reviewed to determine where sidewalks or on-street parking could be restricted to allow for narrowed streets. Overgrading to dispose of soil or to remove viable existing plant growth shall not be permitted. The effect of narrower road widths and terraced retaining walls on cross-slopes of 20 percent or greater shall be assessed;</i> • <i>As shown in the City of Rocklin Construction Specifications Improvement Standards, City grading standards shall be adhered to. In addition, the Master Grading Plans for each subdivision/development shall recommend appropriate grading techniques including cut/fill treatment. Methods to reduce the height and visual impact of cuts/fills shall be included such</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>as terracing of cuts, revegetation techniques, etc. where appropriate;</i></p> <ul style="list-style-type: none"> • <i>Grading associated with detention basins shall be confined to the specific area forming the boundaries of the basin;</i> • <i>Construction fencing shall be erected within and/or around all intensive grading sites as determined by the City Engineer to protect desirable features and limit grading impacts. These areas include the park sites, detention ponds, commercial site, and home sites on wooded hillsides; and</i> • <i>All cuts and fills associated with project roadway construction, or the construction of future commercial and recreational or public components of the project (excluding cuts and fills associated with home construction on a single-family lot) shall be revegetated. Timing and standards of revegetation shall be at the discretion of the City. Revegetation plans shall be submitted with grading plans.</i> 	
4.3I-9 Impacts to historic stone walls.	LS	4.3MM-9 <i>None required.</i>	N/A
4.3I-10 Impacts related to increased lighting and glare on adjacent sensitive receptors.	PS	4.3MM-10(a) <i>All design review applications for commercial development on the Clover Valley project site shall include a lighting plan for the review and approval of the City of Rocklin which indicates the following:</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Parking lot landscaping designed to filter light and daytime glare from distant views through the use of dense canopy shade trees, earth berms, and continuous perimeter landscape plants;</i> • <i>Light standards on the commercial site placed to avoid light and glare on adjacent residential properties;</i> • <i>Commercial building lighting limited to indirect cut-off sources, or motion sensitive detectors utilized for security after hours; and</i> • <i>Parking lot lighting designed to be down-lighting.</i> <p><i>4.3MM-10(b) A street lighting plan that is designed to filter street lighting from distant views shall be submitted for the review and approval of the City of Rocklin.</i></p>	
4.3I-11 Visual impacts related to the introduction of signage to the area.	PS	4.3MM-11 <i>The Conceptual Project Signage Program shall be used to develop a Master Sign Program, which shall be reviewed and approved by the City of Rocklin prior to the issuance of Sign Permits and the installation of any signage. Sign design concepts shall reflect the character of the area and minimize the light and glare and loss-of-viewshed impacts to the surrounding areas.</i>	LS
4.3I-12 Alteration of the overall visual character of the project site as a result of the proposed project in combination with existing and	S	<i>None feasible.</i>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
future development in the project area.			
4.3I-13 Impacts related to increased light and glare on adjacent sensitive receptors due to project development in combination with existing and future development in the project area.	S	<i>None feasible.</i>	SU
4.4 Transportation and Circulation			
4.4I-1 An increase in traffic on local streets and roads in the vicinity of the project site under Existing Plus Project conditions.	LS	<i>None required.</i>	N/A
4.4I-2 Increased demand for transit services.	LS	<i>None required.</i>	N/A
4.4I-3 Increased demand for bicycle facilities.	LS	<i>None required.</i>	N/A
4.4I-4 Disruption to traffic and circulation as a result of the construction of the off-site sewer line.	PS	<p>4.4MM-4(a) <i>The construction contractor shall submit a traffic control plan to the Director of Public Works for approval prior to issuance of an encroachment permit. The plan shall include the following measures:</i></p> <ul style="list-style-type: none"> • <i>The construction contractor shall provide detour routes during construction;</i> • <i>At all times, the construction contractor shall</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>provide at least one travel lane, including pedestrian and bicycle access. The construction contractor shall use flaggers to control vehicle, pedestrian, and bicycle traffic during construction;</i></p> <ul style="list-style-type: none"> • <i>The construction contractor shall allow normal street travel patterns to the extent feasible during non-construction hours; and</i> • <i>The construction contractor shall allow access to residential properties during construction.</i> <p>4.4MM-4(b) <i>The maximum length of trench open at any one time shall not exceed 100 feet. Lengths up to, or greater than, 100 feet may be approved by the Director of Public Works. The decision to excavate greater than 100 feet in length shall be based on traffic-flow needs, emergency access, time of year that construction is taking place, and access to residential property. The maximum length of open trenching allowed overnight is 20 feet. These areas must be covered by plates overnight.</i></p> <p>4.4MM-4(c) <i>The construction contractor shall ensure that construction crews will resurface the street to the satisfaction of the Director of Public Works and within the timeframe specified in the encroachment permit.</i></p>	
4.4I-5 Increased traffic on local streets	PS	4.4MM-5 <i>Prior to final map approval, the project applicant</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-1 Summary of Impacts and Mitigation Measures			
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
and roads in Rocklin under cumulative conditions (2025 conditions).		<i>shall include in the project entry design, for review and approval by the City Engineer, accommodation for the projected PM peak hour traffic volumes including, but not limited to, receiving lanes for the northbound and westbound right turn lanes at the intersection of Valley View Parkway and Park Drive.</i>	
4.4I-6 Increased traffic on local streets and roads outside of Rocklin under cumulative conditions (2025 conditions).	S	<i>None feasible.</i>	SU
4.5 Air Quality			
4.5I-1 Impacts related to construction-generated pollutants.	S	4.5MM-1(a) <i>Prior to issuance of a grading permit, the applicant shall submit a dust control plan to the City Engineer and the Placer County Air Pollution Control District. This plan shall ensure that adequate dust controls are implemented during all phases of project construction at the developer's expense, including the following:</i> <ul style="list-style-type: none"> • <i>Water exposed earth surfaces as necessary to eliminate visible dust emissions (at least one water truck shall be available for every three pieces of earthmoving equipment);</i> • <i>When grading within 100 feet of any residence, park or other sensitive receptor boundary, utilize pre-soaking with sprinklers or water trucks in addition normal watering for dust control soil moisture is adequate to eliminate any visible dust</i> 	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>emissions;</i></p> <ul style="list-style-type: none"> • <i>Suspend grading operations when wind is sufficient to generate visible dust clouds;</i> • <i>Pave, use gravel cover or spray a dust control agent on all haul roads;</i> • <i>Reduce speeds on unpaved roads to 25 mph or lower (this speed must be posted);</i> • <i>All grading operations shall be suspended when sustained wind speeds exceed 25 mph;</i> • <i>All exposed surfaces shall be re-vegetated as quickly as possible;</i> • <i>If fill dirt is brought to the construction site, traps or soil stabilizers shall be placed on the dirt piles to minimize dust problems;</i> • <i>No open burning of any kind shall be allowed; vegetative material shall be chipped or delivered to waste or energy facilities.</i> • <i>Clean earthmoving construction equipment with water once daily, and clean all haul trucks leaving the site;</i> • <i>Cover all trucks hauling soil, sand, and other loose materials and ensure that all truck hauling such materials maintain at least two feet of freeboard;</i> • <i>Institute measures to reduce wind erosion when site preparation is completed;</i> • <i>Install sandbags or other erosion control</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>measures to prevent silt runoff onto public roadways;</i></p> <ul style="list-style-type: none"> • <i>Provide paved or grass-covered areas for construction employee vehicle parking; and</i> • <i>Designate a person or persons to monitor the dust control program as approved by the PCAPCD, and to order increased watering, as necessary, to prevent the transport of dust off site. This designee's duties will include holiday and weekend periods when work may not be in progress.</i> <p><i>For on- and off-site project components that would not be constructed/developed immediately following the mass-grading phase, the following dust control measures are also required:</i></p> <ul style="list-style-type: none"> • <i>Apply chemical soil stabilizers or commence reestablishing ground cover to construction areas within 96 hours of completing finished grading activities; and</i> • <i>Develop and implement a wind erosion monitoring program for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>The following additional mitigation measures would reduce emissions from construction equipment and vehicle exhaust:</i></p> <p>4.5MM-1(b) <i>Contractors shall be required to reduce NO_x emissions by complying with the construction vehicle air pollutant control strategies developed by the PCAPCD. Prior to issuance of a grading permit, the applicant shall provide to the City the following requirements or measures in the construction contracts:</i></p> <ul style="list-style-type: none"> • <i>Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Generally, vehicle idling should be kept below 10 minutes;</i> • <i>Contractor's construction equipment shall be properly maintained and in good working condition;</i> • <i>Construction equipment exhaust shall not exceed PCAPCD Rule 202 (Visible Emissions) limitations;</i> • <i>The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater)</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>that will be used an aggregate of 40 hours or more for the construction project. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emissions Evaluations of all heavy-duty equipment on the inventory list; and</i></p> <ul style="list-style-type: none"> <i>The prime contractor shall provide a plan for approval by the Placer County Air Pollution Control 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 40 percent NO_x 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.</i> <p>4.5MM-1(c) <i>Construction contractors shall be required to use low-VOC architectural coatings and asphalt in compliance with District Rules and Regulations. Contractors shall also be required to fuel stationary construction equipment with low-sulfur fuels, and use existing power sources (e.g., power poles) or clean</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>fuel generators in place of temporary diesel power generators whenever feasible.</i>	
4.5I-2 Impacts resulting from increased vehicle and area source air emissions.	PS	<p>4.5MM-2(a) <i>Bus turnouts shall be provided throughout the project as determined by the City Engineer in coordination with the Placer County Transit Authority.</i></p> <p>4.5MM-2(b) <i>A minimum 4-foot-wide, Class II bicycle lane shall be provided by the developers on Valley View Parkway and Nature Trail Way. (It should be noted that the project design includes this bicycle lane.)</i></p> <p>4.5MM-2(c) <i>The applicant shall provide a park-and-ride parking area in the commercial area or other appropriate location as determined by the Placer County Transit Authority.</i></p> <p>4.5MM-2(d) <i>Prior to approval of the final map, the applicant shall show compliance with the following mitigation measures requirements of the General Development Plan:</i></p> <ul style="list-style-type: none"> • <i>Reduction of emissions associated with landscape management, where appropriate, by landscaping with native, drought-resistant species;</i> • <i>Installation of low NO_x hot water heaters pursuant to Air District Rule;</i> • <i>Require installation of electrical outlets at both</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>the front and rear of the residences for the use of electric landscape maintenance equipment;</i></p> <ul style="list-style-type: none"> • <i>Provide notice to homebuyers of incentive and rebate that encourage the purchase of electric landscape maintenance equipment;</i> • <i>Incorporate solar heaters in proposed residences as feasible;</i> • <i>Include high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units;</i> • <i>Include energy-efficient window glazing, wall insulation, and efficient ventilation methods on all new residential unit; and</i> • <i>Participate in the Placer County Air Pollution Control District's off-site Mitigation Program. Fees for single-family residences shall be collected at the time of building permit issuance.</i> <p>4.5MM-2(e) <i>The General Development Plan and CC&Rs shall indicate the following mitigation measures:</i></p> <ul style="list-style-type: none"> • <i>The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas;</i> • <i>Only US EPA-certified woodstoves shall be</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		installed; and • Open burning shall be prohibited throughout the project site.	
4.5I-3 Increased carbon monoxide concentrations.	LS	None required.	N/A
4.5I-4 Cumulative air quality impacts.	S	None feasible.	SU
4.6 Noise			
4.6I-1 Increase in traffic noise levels to existing noise-sensitive receptors such as residential uses.	LS	None required.	N/A
4.6I-2 Impacts of existing plus project traffic noise at proposed residences within the Clover Valley development.	LS	None required.	LS
4.6I-3 Impacts of existing and future railroad noise on proposed residences within the development.	LS	None required.	N/A
4.6I-4 Impacts of noise generated by proposed neighborhood commercial use on proposed residences within the development.	PS	4.6MM-4 It should be noted that the development of this commercial property will require discretionary entitlement from the City which will trigger further CEQA review. Also, Section 17.08.080 of the City's Zoning Ordinance requires a six-foot solid masonry wall on the property line between residential and non-residential uses, and the City typically restricts the heights of residential dwelling units that are	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>adjacent to or across the street from commercial uses. Nonetheless, prior to approval of the final map, a site-specific acoustical review of the proposed neighborhood commercial use(s) shall be conducted and submitted to the City Engineer to ensure adequate noise attenuation features are included in the project design to mitigate potential impacts at nearby residential uses. These project design features may include, but not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Site plan modifications reducing proximity of loading areas, trash areas, and truck routes to residential areas;</i> • <i>Use of berms in landscaped areas adjacent to residential uses; and</i> • <i>Use of sound walls.</i> 	
<p>4.6I-5 Temporary project construction noise impacts due to on-site construction and off-site sewer line extension construction.</p>	<p>PS</p>	<p>4.6MM-5(a) <i>The construction contractor shall ensure that construction activities shall be limited to the hours specified within the encroachment permit, typically 8:00 a.m. to 5:00 p.m. during normal business days. Because Midas and Argonaut are heavily traveled residential collector streets, the time restrictions may differ (i.e. 8:30 a.m. to 4:30 p.m.) as a condition of the encroachment permit.</i></p> <p>4.6MM-5(b) <i>If blasting activities are to occur in conjunction with the improvements, the contractor shall conduct the</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>blasting activities in compliance with state and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any on-site blasting activities. The permit application shall include a description of the work to be accomplished and a statement of the necessity for blasting as opposed to other methods considered including avoidance of hard rock areas and safety measures to be implemented such as use of blast blankets. The contractor shall coordinate any blasting activities with police and fire departments to insure proper site access and traffic control, and public notification including the media, nearby residents, and businesses, as determined appropriate by the Rocklin Police Department. Blasting specifications and plans shall include a schedule that outlines the time frame in which blasting will occur in order to limit noise and traffic inconvenience.</i></p>	
<p>4.6I-6 Impacts of noise generated by proposed neighborhood park on proposed residences within the development.</p>	<p>PS</p>	<p>4.6MM-6 <i>Prior to approval of the final map, a site-specific acoustical review of the proposed neighborhood park shall be conducted and submitted to the City Engineer for approval to ensure adequate noise attenuation features are included in the project design to mitigate potential impacts at nearby residential uses.</i></p>	<p>LS</p>
<p>4.6I-7 Cumulative increase in traffic noise levels.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>4.6I-8 Impacts of cumulative plus</p>	<p>PS</p>	<p>4.6MM-8(a) <i>Prior to approval of the final map, the map shall</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-1 Summary of Impacts and Mitigation Measures			
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
project traffic noise at proposed residences within the Clover Valley development.		<p style="text-align: center;"><i>indicate the following:</i></p> <ul style="list-style-type: none"> • <i>The proposed 6-foot tall barriers along Sierra College Boulevard extending from lots 137 to 115 shall be increased in height to 8 feet, relative to backyard elevation.</i> • <i>The proposed fences located along lots 191 to 208 shall be replaced with 8-foot tall solid noise barriers, relative to backyard elevation.</i> • <i>The proposed fences located along lots 209-214 shall be replaced with 6-foot tall solid noise barriers, relative to backyard elevation.</i> 	
4.7 Cultural and Paleontological Resources			
4.7I-1 Impacts to known cultural resources as a result of construction activities.	PS	<p>4.7MM-1(a) <i>Prior to issuance of a grading permit, the applicant shall hire a qualified archaeologist to the satisfaction of the Community Development Department, and cultural resource sensitivity training shall be provided to all construction personnel by the qualified archaeologist. Qualified monitors shall be utilized as determined by the Community Development Department throughout all earth-moving activities at the project site.</i></p> <p>4.7MM-1(b) <i>Prior to issuance of a grading permit for the proposed project, the Community Development Director shall ensure that the applicant/developer, in consultation with a qualified archeologist, constructs orange</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>construction fencing which fully encloses the cultural resources sites in order to prevent vehicular and pedestrian access during construction. Placement of the fencing shall be determined by a qualified archaeologist. The fencing shall remain in place until any or all of the following conditions have been satisfied: construction near the site is complete, permanent fencing is installed, or data recovery has been completed. Sites requiring this fencing are identified in the Historic Properties Management Plan.</i></p> <p>4.7MM-1(c) <i>Eight sites shall require data recovery excavations within portions of the sites, as detailed in the Historic Properties Management Plan. Data recovery excavations involving a percentage of the proposed impact area shall be undertaken at each of the sites to be impacted. Preliminary results from the testing shall be prepared for review by the Corps of Engineers. Construction shall not begin until the Corps accepts the preliminary report in writing.</i></p>	
4.7I-2 Impacts to potential paleontological resources as a result of construction activities.	PS	4.7MM-2(a) <i>Prior to issuance of a grading permit, the project applicant shall hire a qualified paleontologist to the satisfaction of the Community Development Department, and heavy equipment operators shall be briefed by the project paleontologist to gain awareness of visual identification techniques in order to identify potential paleontological resources.</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>4.7MM-2(b) <i>Should final development plans require any excavation in excess of five feet below the pre-existing surface within the area identified as Quaternary alluvium (Qal) in the project geotechnical report maps (Wallace-Kuhl, 2001, plate 3; or Kleinfelder, 1998, plate 2), a qualified project paleontologist shall monitor any such excavation and collect and document any potentially significant fossils encountered during the excavation activity. Monitoring shall be terminated at each excavation site if the monitor determines that the remainder of the excavation will not affect any paleontologically sensitive sediments or rocks.</i></p> <p>4.7MM-2(c) <i>If any paleontological resources are discovered during construction activities, all work shall be halted in the vicinity of the find and the project paleontologist shall be consulted, and the Community Development Director shall be notified. Upon determining the significance of the resource, the consulting paleontologist, in coordination with the City, shall determine the appropriate actions to be taken, which may include excavation. A note requiring compliance with this measure shall be indicated on construction drawings and in construction contracts for the review and approval of the Engineering Division prior to issuance of a</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.7I-3 Increases in vandalism and artifact collecting as a result of additional residences in the immediate vicinity of valuable cultural resources.	PS	<p><i>grading permit</i></p> <p>4.7MM-3(a) <i>Prior to issuance of a grading permit, sites identified in the Historic Properties Management Plan or Open Space Management Plan to be preserved in whole or part shall be permanently preserved with permanent fencing, designed to minimize access to sites. The fencing shall extend to permanent barriers such as the blackberries along the creek, or otherwise be designed to prevent vehicular and limit foot access.</i></p> <p>4.7MM-3(b) <i>Annual monitoring by an archeologist shall occur in compliance with the Open Space Management Plan. Additional reviews of the sites will occur through checks by the Open Space manager throughout the year.</i></p>	LS
4.7I-4 Inadvertent discovery of unknown prehistoric or historic cultural resources, or the discovery of human remains, due to construction activity.	PS	4-7MM-4(a) <i>If during construction of the proposed project or the off-site sewer line extension, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and an appropriate Native American representative shall be immediately notified. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>archaeologist, retained at the applicant's expense, conducts an onsite evaluation, develops an opinion as to whether the resource qualifies as either an historical resource or a unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtain from the Indian Community within 72 hours (excluding weekends and State and federal holidays) or its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. At a minimum, any Native American artifacts shall be respectfully treated and offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact. In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor a unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-1 Summary of Impacts and Mitigation Measures				
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation	
		<i>21083.2 and 21084.1.</i>		
		<p><i>4-7MM-4(b) Should human remains be found on the project site or at the off-site sewer line extension site, then the Coroner's office shall be immediately contacted and all work halted until final disposition is made by the Coroner. Should the remains be determined to be of Native American descent, then the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.</i></p>		
4.7I-5	Regional loss of cultural and paleontological resources in Placer County due to cumulative development in the Clover Valley Creek watershed in conjunction with development of the proposed project.	LS	None required.	N/A
4.8 Biological Resources				
4.8I-1	Impacts related to loss of oak trees on the project site due to project implementation.	S	<p><i>4.8MM-1(a) The project applicant shall establish the oak tree preserve as described in the 1997 Development Agreement.</i></p> <p><i>4.8MM-1(b) The oak tree mitigation strategy shall be developed for impacts to oak trees from the off-site sewer line. Prior to the recording of final map, the applicant shall develop an oak tree mitigation strategy pursuant to the City of Rocklin Oak Tree Ordinance,</i></p>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>for the review and approval of the Community Development Department.</i>	
4.8I-2 Construction-related disturbance to oak trees not anticipated for removal.	PS	4.8MM-2 <i>The project developer shall prepare an oak tree preservation plan to minimize damage to on-site oak trees and off-site oak trees associated with the off-site sewer alignment during the construction of the project, replace any oak trees damaged or killed by development of the project or off-site improvements, and plant additional trees or otherwise compensate for tree loss as determined by the Community Development Director. The plan shall be reviewed and approved by the Community Development Director prior to issuance of a grading permit. The tree preservation plan shall be in compliance with the City of Rocklin Oak Tree Preservation Guidelines, as outlined in Section IV, Protection of Oaks Trees During Construction, which includes fencing at least 3 feet outside the dripline of the trees, fencing and signage to be installed by the developer around trees which could be damaged during construction, and avoidance of excessive grading around the preserved trees.</i>	LS
4.8I-3 Impacts to special-status grassland plant species.	LS	<i>None required.</i>	N/A
4.8I-4 Construction-related impacts to riparian and seasonal wetland habitat due to intrusion.	PS	4.8MM-4(a) <i>The appropriate CWA Section 404 permit shall be acquired by the developer for the construction of the proposed project and the filling of Clover Valley Creek, Antelope Creek, and the riparian areas, if</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>applicable. An individual permit under Section 404 of the Clean Water Act is required for impacts to waters of the U.S., including wetlands greater than 0.5 acres. As part of the individual permit, National Environmental Protection Act (NEPA) compliance and a Section 404(b) (1) Alternatives Analysis must be completed. A copy of the approved Section 404 permit shall be provided to the Community Development Department prior to issuance of a grading permit. CWA Section 401 water quality certification or waiver will also be required in order to obtain an individual permit.</i></p> <p><i>4.8MM-4(b) Prior to issuance of a grading permit, the developer shall submit to the CDFG a formal verified wetland delineation based on current regulations of the Corps. The delineation shall include but not be limited to a determination of the nature of the jurisdiction of Clover Valley Creek, Antelope Creek, and the riparian areas within the project site and at off-site sewer line locations. If the CDFG determines that jurisdictional waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary.</i></p> <p><i>If CDFG determines that jurisdictional waters would be impacted by the proposed project or the off-site sewer line extension, a Streambed Alteration</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for any activities affecting the bed, bank, or associated riparian vegetation. If required, the project developer shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits for any work related to Clover Valley Creek, Antelope Creek, or the riparian areas.</i></p> <p>4.8MM-4(c) <i>The acreage of jurisdictional habitat removed on the project site and at off-site sewer line extension locations shall be replaced on a “no-net-loss” basis in accordance with Corps and CDFG regulations. The following process shall be used in planning for replacement:</i></p> <ul style="list-style-type: none"> • <i>A conceptual on-site wetlands mitigation plan shall be arranged for by the developer, including an agreed-upon replacement ratio of wetlands with the Corps. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements.</i> • <i>The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, the Corps. The plan may include funding</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other funding from the project developer.</i></p> <p><i>It should be noted that the applicant has obtained a permit from the U.S. Army Corps of Engineers. Prior to issuance of a grading permit, the applicant shall provide verification to the City Engineer that the permit from the U.S. Army Corps of Engineers is valid and reflects the current project design.</i></p> <p><i>4.8MM-4(d) For areas within 200 feet of riparian habitat, temporary high visibility fencing shall be used for the duration of construction activities, on or off the project site. To prevent inadvertent impacts from encroachment into this area, fencing shall be placed 75 feet away from the outside edge of riparian vegetation and/or the dripline of riparian trees (except where project improvement plans require construction within that 75-foot buffer). Where project improvement plans require construction activities to occur within that 75-foot buffer, fencing should be placed at the limits of the required construction activity. Placement of the fencing should be determined by a qualified biologist prior to construction. The fencing shall be monitored by the Community Development Department during the</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>construction period to assure the success of this action.</i></p> <p>4.8MM-4(e) <i>A determinate survey for Sanford's arrowhead shall be performed by a qualified biologist within one year prior to construction and within the appropriate blooming season for the species (May through October). If, as a result of the survey(s), Sanford's arrowhead is determined not to occur on the sites, further action shall not be required. If Sanford's arrowhead is detected on site, locations of these occurrences shall be mapped with GPS and consultation with CDFG shall be initiated, and a mitigation plan shall be prepared based on the consultation. The plan shall detail the various mitigation approaches to ensure no net loss of plant species.</i></p>	
4.8I-5 Long-term operational impacts to riparian and seasonal wetland habitat due to intrusion.	LS	<i>None required.</i>	N/A
4.8I-6 Conversion of grassland habitat.	S	<i>None feasible.</i>	SU
4.8I-7 Construction impacts to riparian and aquatic habitats.	PS	4.8MM-7 <i>Final alignments of the creek crossings and construction techniques shall be implemented as required by Corps, CDFG, and Sacramento Valley Regional Water Quality Control Board. Consideration of the alignments and construction techniques would include the following measures:</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Construction shall occur during non-breeding times for raptors and fish;</i> • <i>The creek-crossing area shall be restored at the time of the completion of the construction activities, including replanting with native grasses, shrubs and trees;</i> • <i>Conditions of state and federal permits for impacts on waters of United States shall be obtained and implemented;</i> • <i>Wetlands shall be protected during construction by use of orange mesh fencing to denote their boundaries. Once the location of any creek crossing is determined, the construction zone (corridor) shall be flagged to allow easy identification. Heavy equipment shall be operated only within this designated corridor;</i> • <i>The project applicant shall design and implement a siltation and erosion control program for stream crossing areas prior to construction to the satisfaction of the City Engineer; and</i> • <i>Erosion and sediment control measures shall be monitored by the contractor. The contractor shall keep records of the monitoring to be made available to the City Engineering Department for ensuring compliance with the erosion control program.</i> 	
4.8I-8 Long-term operational impacts	S	4.8MM-8 <i>Prior to the approval of final maps, the project</i>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
to riparian and aquatic habitat.		<p><i>applicant shall incorporate a management plan into the project SWPPP and implement plan measures. The plan shall contain specific maintenance procedures designed to minimize both the production of site runoff due to reclaimed water in wet years (i.e., when antecedent soil moisture is high and urban requirements generate small volumes of surface runoff) and residual contaminants in applied chemical amendments. The plan shall implement source control BMPs to eliminate water quality contaminants originating from proposed development of the project site. BMPs may include fiber rolls for erosion control, temporary gravel bags around drainage inlets, temporary cross-slope drains along roads, and revegetation in areas of cut or fill slopes. The RWQCB would inspect the project site over the construction period and at unspecified intervals after project completion, until the site is fully revegetated. This inspection regime normally continues for two or three years following the cessation of construction. If violations of the permit conditions are revealed during the agency inspections, the RWQCB would alert the applicant and the applicant would be required to correct the violations to the satisfaction of the Board.</i></p>	
4.8I-9 Loss of oak woodland habitat.	LS	<i>None required.</i>	N/A
4.8I-10 Impacts to raptors and migratory birds.	PS	<p><i>4.8MM-10(a) Prior to issuance of a grading permit, the project applicant, in consultation with the City of Rocklin</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>and CDFG, shall conduct a pre-construction breeding-season raptor survey (approximately February 15 through August 1) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on the site, directly adjacent to the proposed project site, or at off-site locations where the off-site sewer line is proposed.</i></p> <p><i>If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</i></p> <p><i>A report shall be submitted to the City of Rocklin following the completion of the survey that includes, at the minimum, the following information:</i></p> <ul style="list-style-type: none"> <i>• A description of methodology including dates of field visits;</i> <i>• The names of survey personnel with resume;</i> <i>• A list of references cited and persons contacted; and</i> <i>• A map showing the location(s) of any raptor nests observed on the project site.</i> <p><i>If the above survey does not identify any nesting</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>raptor species on-site, adjacent to the site, or at off-site proposed sewer line locations, further mitigation would not be required. However, should any raptor species be found nesting at any of the surveyed locations, the following mitigation measures shall be implemented.</i></p> <p><i>4.8MM-10(b) Prior to issuance of a grading permit, the following mitigation measures shall be completed for the review and approval by the City Engineer. The project applicant, in consultation with the City of Rocklin and CDFG, shall avoid all birds of prey nest sites located at any on- or off-site project locations during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone would be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.</i></p> <p><i>4.8MM-10(c) If the nest of any legally-protected species is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>4.8MM-10(d) If construction is proposed by the developer during the breeding season (February to August) of special-status migratory bird species, the project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction migratory bird survey of the on- or off-site project location during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified biologist in order to identify active nests of any special-status bird species on the project site. The results of the survey shall be submitted to the Community Development Department. If active nests are not found during the pre-construction survey, further mitigation is not required. If active nests are found, an adequately sized buffer zone, to be determined based on CDFG consultation, shall be established around the active nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between February 1 and September 1. Any trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (September to January).</i></p>	
4.8I-11 Impacts to Valley elderberry longhorn beetle.	PS	<p><i>4.8MM-11(a) This mitigation measure is identified for the on-site development. The terms, conditions, and measures as</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>outlined in the USFWS Biological Opinion shall be implemented by the applicant. Conservation measures are listed below for reference, although it should be noted that the applicant shall be responsible for all the terms of the Biological Opinion:</i></p> <ul style="list-style-type: none"> • <i>Prior to issuance of a grading permit, the one affected elderberry shrub shall be transplanted to an on-site conservation area. Transplanting shall occur while the plant is dormant, between November and the first two weeks of February, after it has lost its leaves. USFWS shall be consulted prior to transplantation and a USFWS-approved biologist shall monitor the transplanting activities. This shrub shall be transplanted according to the USFWS's Beetle Conservation Guidelines.</i> • <i>Prior to issuance of a grading permit, to compensate for adverse effects to beetles inhabiting the one elderberry shrub that shall be transplanted or directly affected as a result of construction activities associated with the proposed project, the applicant shall plant four (4) elderberry seedlings and four (4) associated native plants within the on-site conservation area.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>The conservation area shall be managed and monitored in perpetuity as outlined in the Beetle Conservation Guidelines, including the management and monitoring of the conservation area for either ten (10) consecutive years or seven (7) years over a 15-year period, with monitoring reports submitted for each monitoring year.</i> • <i>The Valley Elderberry Longhorn Beetle Mitigation Monitoring Plan [for the] 622-Acre Clover Valley Project, Placer County, California (MMP; Foothill Associates 2004), which describes the long-term protection of this conservation area in order to protect the area in perpetuity as habitat for the beetle, shall be adhered to.</i> • <i>The contractors and all construction personnel shall be briefed on the need to avoid damaging the elderberry plants and on the possible penalties for not complying with these requirements. This program shall provide workers with information on their responsibilities with regard to the VELB, an overview of the life-history of this species, information on take prohibitions, protections afforded this animal under the Act, and an explanation of the relevant terms and conditions of the Biological Opinion.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Written documentation of the training must be submitted to the Sacramento Fish and Wildlife Office within 30 days of completion of the training.</i></p> <ul style="list-style-type: none"> • <i>A USFWS-approved biologist shall inspect construction-related activities at the proposed project site to ensure that no unauthorized take of federally-listed species or destruction of their habitat occurs. The biologist shall be available for monitoring throughout all phases of construction that may result in adverse affects to the VELB.</i> • <i>Prior to issuance of a grading permit, high visibility fencing shall be erected around the habitats of the VELB to identify and protect these Environmentally Sensitive Areas (ESAs) from encroachment of construction personnel and equipment. Fencing shall be established at a minimum setback of 100 feet from the dripline of each of the four elderberry shrubs on the project site which will not be removed or transplanted. Physical alteration of any type shall not occur within the area enclosed by the fencing. The fencing shall be inspected before the start of each work day and maintained by the project applicants until completion of the project. The fencing shall be removed only when the construction of the project is completed. Signs</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>shall be posted every 50 feet along the edge of the ESAs, with the following information: "This area is habitat of federally-threatened and/or endangered species, and must not be disturbed. These species are protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment." The signs shall be clearly readable from a distance of 20 feet, and shall be maintained for the duration of construction. Project construction within 100 feet of the on-site elderberry shrubs shall be prohibited during the beetle emergence and mating period (March 15 through June 15) to eliminate any indirect effects of construction on the beetle or its eggs.</i></p> <ul style="list-style-type: none"> <i>A post-construction walkthrough shall be conducted to assess whether any damage occurred to vegetation within the buffer area. Damage may include accidental cutting of vegetation or visible physical damage to roots, stems, and leaves. If damage is observed, vegetation within the buffer areas shall be restored with appropriate native plant species. Erosion control measures and exotic weed abatement measures shall be implemented. If unanticipated damage is done to elderberry shrubs, the USFWS shall be notified and appropriate compensation shall be implemented.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>4.8MM-11(b) This mitigation measure is identified for the off-site sewer line improvements. A qualified biologist shall conduct a pre-construction survey of the project site for elderberry shrubs in accordance with USFWS protocol. A letter report documenting the results of the survey shall be submitted to the Community Development Department. If no elderberry shrubs are located, no further mitigation is required.</i></p> <p><i>If elderberry shrubs are located on the project site and if impacts to individual elderberry bushes cannot be avoided, a program of transplanted and/or replacement for the elderberry bushes shall be developed in accordance with the requirements of USFWS. Each elderberry stem measuring 1.0 inch or greater in diameter at ground level that is adversely affected (i.e., transplanted or destroyed) must be replaced with elderberry seedlings or cuttings at a ratio ranging from 2:1 to 5:1 (new plantings to effected stems) dependent on the presence/absence and density of beetle exit holes in the effected bush. The exact ratio and specific conditions related to the transplanted or replacement requirement would be determined through consultation with the USFWS.</i></p>	
4.8I-12 Impacts to northwestern pond turtle.	PS	4.8MM-12 A pre-construction survey for western pond turtle shall be conducted by a qualified biologist prior to and within 30 days of start of any grading or	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>construction activities, to determine presence or absence of this species on the project site and at off-site locations where the sewer line would be constructed. This survey shall include looking for turtle nests within the construction area. If northwestern pond turtles are not found at surveyed locations on or off the project site, no further mitigation is required. If juvenile or adult turtles are found within the proposed construction areas, the individuals shall be moved out of the construction sites with technical assistance from CDFG. If a nest is found within the construction areas, construction shall not take place within 30 meters (100 feet) of the nest until the turtles have hatched.</i></p> <p><i>If a turtle is observed on the sites, construction crews shall be alerted to the possible presence of aquatic species and work shall cease in the area until the turtle can be moved to a safe location consistent with CDFG regulations. The above shall be completed for the review and approval by the City Engineer. If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</i></p>	
4.81-13 Impacts to freshwater marsh-occupying birds.	PS	4.8MM-13 <i>Pre-construction freshwater marsh-occupying bird surveys shall be conducted on the project site and at off-site sewer improvement locations, no more than 30 days prior to the start of ground disturbing</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>activities, per consultation with CDFG, during the appropriate activity period for each species. If no freshwater marsh-occupying birds are identified, no further mitigation is required.</i></p> <p><i>Where a non-listed species is identified in the impact areas, construction activities shall be scheduled to occur outside of the breeding season and/or individual(s) shall be relocated away from the impact area according to agency protocols (if any). If monitoring of construction activities is required (by those agency protocols) it shall be conducted by a qualified biologist and reported to the appropriate agency (i.e., that agency with expressed interest in the subject species).</i></p> <p><i>Where a listed species would be affected, appropriate permitting would be pursued with the agency (or agencies) having regulatory authority over it. Mitigation measures stipulated in the appropriate permitting instrument (i.e., a Management Agreement with the CDFG) would be imposed. If monitoring of construction activities is required (by a permitting instrument) it shall be conducted by a qualified biologist and reported to the appropriate agency (i.e., that agency with expressed interest in or regulatory authority over the subject species).</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.8I-14 Disturbance to active bat maternity roosts.	PS	<p>4.8MM-14 <i>The applicant shall avoid removing on-site and off-site snags and structures during the maternity season for special-status bats, which is June through August. If removal of snags and structures occurs September through May, no further mitigation is required. If removal of snags and structures must be conducted during the maternity season for bats, pre-construction surveys shall be conducted by a qualified biologist in consultation with the appropriate agency (i.e., that agency with expressed interest in or regulatory authority over the subject species) to determine the presence or absence of these species. If determined to be present, the bats shall be removed utilizing standard non-invasive exclusion methods, implemented by a qualified biologist, with permit approval, and in consultation with CDFG.</i></p>	LS
4.8I-15 Impacts to special-status fish.	PS	<p>4.8MM-15(a) <i>The project applicant shall comply with the following terms and conditions outlined in the Biological Opinion for the on-site development and in the Biological Opinion for the off-site sewer improvements, if one is required.</i></p> <ul style="list-style-type: none"> • <i>All in-channel work shall occur only between June 1 and October 15;</i> • <i>Best management practices shall be employed during all phases of construction to minimize soil erosion, removal of wetland and riparian</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>vegetation, siltation, and introduction of pollutants to the creek;</i></p> <ul style="list-style-type: none"> • <i>When practical, during construction of the stream crossings, workers shall perform work from the top of the creek banks for the purposes of avoiding work and heavy equipment in flowing water, disturbing creekbank vegetation, and instream habitat. All riparian vegetation that is removed or destroyed shall be replaced on-site at a 3:1 ratio;</i> • <i>If cofferdams are used, water pumped out of the dam, which may be turbid or that contacts wet concrete shall be pumped out and disposed of outside the creek channel in a location, such as a detention pond, where it will not re-enter the flow of the creek; and</i> • <i>Culverts not intended to be used as flood control devices shall be designed so they do not impede fish migration or alter channel characteristics, such as by using bottomless arches and being sized to accommodate the active channel width, as described in NOAA Fisheries Fish Passage Guidelines.</i> <p><i>4.8MM-15(b) The Corps shall ensure that impacts resulting from habitat loss or reduction in water quality are minimized, by utilizing the following terms and</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>conditions as consistent with the Biological Opinion:</i></p> <ul style="list-style-type: none"> • <i>The Corps shall ensure the VortechTM filtration system is maintained in perpetuity to ensure they are functioning properly to remove pollutants and protect water quality. A copy of the maintenance contract shall be submitted to NOAA Fisheries within 90 days following completion of installation;</i> • <i>The applicant shall send a report at project construction completion with a written description of instream construction activities and implementation of proposed minimization measures. The report shall include photographs of all the stream crossings before, during, and immediately after the project is completed for the purpose of developing a reference library of instream and riparian habitat characteristics; and</i> • <i>Water quality shall be monitored before construction as a baseline and during the first rainy season after project completion to ensure the filtration systems are functioning properly. Samples shall be taken from below at least five stormwater outlets and shall capture the “first flush” storm. NOAA Fisheries must review and approve of the final design of the monitoring plan</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>prior to implementation. A monitoring report shall be submitted to NOAA Fisheries within 90 days following completion of sampling.</i>	
4.8I-16 Cumulative biological impacts to vegetation and wildlife, in combination with other projects in the Rocklin area.	S	<i>None feasible.</i>	SU
4.9 Geology			
4.9I-1 Impacts related to grading and slope stability.	PS	<p>4.9MM-1(a) <i>The developer shall submit Small Lot Design Guidelines for the review and approval of the City of Rocklin which include the following:</i></p> <ul style="list-style-type: none"> • <i>Delineation of building envelopes;</i> • <i>Delineation of open space areas;</i> • <i>Delineation of driveway access;</i> • <i>Suggested methods of site development including treatment of cuts, fills and retaining walls, and appropriate adaptive foundations on individual lots of 20 to 29 percent slope; lot-by-lot design approval shall be conducted on these sites. Grading of lots sloping 15 to 30 percent shall be designed by a licensed civil engineer and shall include site-adaptive foundations and terracing of commercial parking lots. (See 1995 Annexation EIR for sketches illustrating potential site-adaptive techniques.); and</i> • <i>Master Drainage Plan for graded and non-</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p style="text-align: center;"><i>graded subdivisions.</i></p> <p>4.9MM-1(b) <i>Prior to the approval of Improvement Plans, geotechnical studies shall be completed for each phase of development, including development of the major roads, to evaluate soil and rock conditions to provide allowable gradients for cut and fill slopes as well as appropriate construction techniques. The studies shall be submitted for the review and approval of the City Engineer.</i></p> <p>4.9MM-1(c) <i>All phases of project development shall be designed to maximize the use of retaining walls, terracing, and avoidance of steep areas. Grading plans for subdivision preparation shall adhere to this goal. In addition, Small Lot Design Guidelines shall specify appropriate fill design and limits. The grading plans shall be submitted for the review and approval of the City Engineer prior to the approval of Improvement Plans.</i></p> <p>4.9MM-1(d) <i>All phases of development shall protect slopes from concentrated runoff and sheetflow originating from developed areas by incorporating construction methods specified in the project Small Lot Design Guidelines. Possible techniques to be used include:</i></p> <ul style="list-style-type: none"> • <i>Lined v-ditches to drain water away from the</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>slope face.</i></p> <ul style="list-style-type: none"> • <i>Benches and drainage ditches on slopes greater than 30 feet in height.</i> <p>4.9MM-1(e) <i>Slope protection measures shall be included on the grading plans for the major roadways identified in the LSLTSM. Possible slope protection measures may include, but are not limited to, re-vegetation of slopes (with native foliage if applicable), or retaining walls with intercepting drainage components. The grading plans shall be submitted for the review and approval of the City Engineer prior to Improvement Plan approval.</i></p> <p>4.9MM-1(f) <i>Prior to approval of improvement plans, a plan for the storage of excess fill materials shall be submitted for the review and approval of the City Engineer. The plan shall identify measures to prevent erosion of the stockpiled soil.</i></p>	
4.9I-2 Impacts as a result of alteration of the topography.	PS	<p>4.9MM-2 <i>The grading plans for infrastructure associated with the proposed project shall indicate the following for the review and approval of the City Engineer:</i></p> <ul style="list-style-type: none"> • <i>Roadway rights-of-way shall be graded only to the extent needed to install roads and utilities. Specific site plans shall be reviewed to determine where sidewalks or on-street parking could be restricted to allow for narrowed streets.</i> 	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Overgrading to dispose of soil or to remove viable existing plant growth shall not be permitted. The effect of narrower road-widths and terraced retaining walls on cross-slopes of 20-percent or greater shall be assessed;</i></p> <ul style="list-style-type: none"> • <i>As required in the City of Rocklin Construction Specifications Improvement Standards, City grading standards shall be adhered to. In addition, the Master Grading Plans for each subdivision/development shall recommend appropriate grading techniques including cut/fill treatment. Methods to reduce the height and visual impact of cuts/fills shall be included such as terracing of cuts, revegetation techniques, etc. where appropriate;</i> • <i>Grading associated with detention basins shall be confined to the specific area forming the boundaries of the basin;</i> • <i>Construction fencing shall be erected within and/or around all intensive grading sites as determined by the City Engineer to protect desirable features and limit grading impacts. These areas include the park sites, detention ponds, commercial site, and home sites on wooded hillsides; and</i> • <i>All cuts and fills associated with project roadway construction, or the construction of future</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>commercial and recreational or public components of the project (excluding cuts and fills associated with home construction on a single-family lot) shall be re-vegetated. Re-vegetation plans shall be submitted with grading plans.</i>	
4.9I-3 Impacts related to seismic hazards.	PS	<p>4.9MM-3(a) <i>Construction of cut or fill slopes of gradients of 2:1 (horizontal to vertical) or flatter will reduce the potential for earthquake-induced landslides. Cut slopes shall be reviewed by the City Engineer and the Public Works Director prior to and during construction for adverse conditions, such as fractures, clay seams, or seepage, that may affect slope stability. Cut slopes proposed at gradients steeper than 2:1 shall be evaluated for theoretical stability by a qualified geotechnical expert. A geotechnical report shall be submitted for cut slopes steeper than 2:1 for the review and approval of the City Engineer prior to approval of Improvement Plans.</i></p> <p>4.9MM-3(b) <i>Design-level geotechnical studies shall be submitted which address the possibility of liquefaction of sediments on the valley floor. The study shall be reviewed and approved by the City Engineer and Building Official prior to the issuance of building permits.</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		4.9MM-3(c) <i>Prior to the issuance of building permits, the City Building Official shall ensure that structures are designed and shall be constructed in accordance with UBC guidelines for Seismic Zone III.</i>	
4.9I-4 Impacts related to groundwater seepage.	PS	4.9MM-4 <i>Prior to issuance of a grading permit, the City Engineer shall review the plans to ensure they indicate that if shallow ground water exists at the time of proposed grading, subdrainage shall be installed in advance of the grading operations to de-water soils within the depth of influence of grading to the extent reasonable. A qualified geologist and/or geotechnical engineer shall estimate the configuration and design of the subdrain systems during exposure of field conditions at the time of or immediately before construction. The contractor may also recommend an alternative which may be mutually agreed upon by the City Engineer and Public Works Director.</i>	LS
4.9I-5 Impacts related to foundation support and expansive soils.	PS	4.9MM-5 <i>Prior to the approval of Improvement Plans, the developer shall submit a soil investigation for the review and approval of the City Engineer and Building Official which evaluates soil and rock conditions particularly the potential for expansive soils. The study shall recommend appropriate roadway construction and foundation techniques. This Mitigation Measure shall be consistent with 4.9MM-3(c).</i>	LS
4.9I-6 Impacts to mineral resources.	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.9I-7 Impacts related to soil erosion.	PS	4.9MM-7 Prior to approval of final maps, the applicant shall submit for the review and approval of the Public Works Department an Erosion Control Plan, including BMPs as outlined in Mitigation Measure 4.11MM-3 of the Hydrology and Water Quality chapter (Chapter 4.11) of this Draft EIR. The Erosion Control Plan shall also be in compliance with the requirements of the City's grading ordinance.	LS
4.9I-8 Impacts related to excavation/blasting.	PS	Implement Mitigation Measure 4.6MM-5(b).	LS
4.9I-9 Geological impacts related to the off-site sewer.	PS	Implement Mitigation Measure 4.6MM-5(b), 4.9MM-4, 4.9MM-8, 4.11MM-3.	LS
4.9I-10 The cumulative potential for geological impacts and hazards resulting from the proposed project in combination with existing and future developments.	LS	None required.	N/A
4.10 Hazards			
4.10I-1 Impacts due to the presence of pesticide and herbicide residues on the project site.	LS	None required.	N/A
4.10I-2 Impacts from polychlorinated biphenyl (PCB)-containing transformers.	PS	4.10MM-2 Prior to the approval of the final maps, the project applicant shall provide to the City of Rocklin an assessment conducted by PG&E pertaining to the contents of the existing on-site pole-mounted transformer located on the project site. If the	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>transformer is found to be a non-PCB-containing transformer, further mitigation shall not be required. If the transformer is found to be a PCB-containing transformer, the maintenance and/or disposal of the transformer shall be subject to the regulations of the Toxic Substances Control Act (TSCA) under the authority of the Placer County Environmental Health Department.</i></p>	
<p>4.10I-3 Impacts relating to the presence of underground storage tanks.</p>	<p>PS</p>	<p>4.10MM-3(a) <i>Prior to issuance of a grading permit and any ground disturbance on the project site, including preliminary grading and trenching for infrastructure, the applicant shall provide an additional assessment of the project site for the review and approval of the City Engineer. If contaminants are not detected in the environmental assessment, further mitigation shall not be required. If contamination is identified, a remediation plan shall be submitted, and all contaminants shall be removed to the satisfaction of the City of Rocklin and Placer County Environmental Health Department.</i></p> <p>4.10MM-3(b) <i>Prior to issuance of a grading permit and any ground disturbance on the project site, including preliminary grading and trenching for infrastructure, the applicant shall obtain a permit to abandon the on-site septic system from the Placer County Environmental Health Department. The applicant shall provide the following information for the Environmental Health</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-1 Summary of Impacts and Mitigation Measures			
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>Department to process the request: the assessor's parcel number(s); site soils information; and a detailed site plan including active or inactive wells, water or drainage courses, landscape contours, structures, property lines, and easements.</i>	
4.10I-4 Impacts due to the presence of on-site groundwater wells.	PS	4.10MM-4 <i>Prior to the issuance of a grading permit, including preliminary grading and trenching for infrastructure, the applicant shall obtain a destruction permit to abandon the on-site well from the Placer County Environmental Health Department. A licensed well drilling contractor shall abandon the on-site groundwater wells in accordance with State regulations. Confirmation of the abandonment shall be submitted to the Environmental Health Department.</i>	LS
4.10I-5 Impacts related to the increased risk of wildland fires.	PS	<p><i>Implement Mitigation Measures 4.12MM-5(a) through (i).</i></p> <p>4.10MM-5(a) <i>All residential units constructed before operation of a new fire station in the vicinity of the project site shall be designed with fire suppression sprinkler systems.</i></p> <p>4.10MM-5(b) <i>When residential structures are developed, an approved fire apparatus access shall be provided to within 150 feet of all portions of the first floor as measured by an approved route around the exterior of the building. Structures not capable of meeting this requirement shall be considered a special hazard and have installed a fire sprinkler system.</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		4.10MM-5(c) <i>The City of Rocklin Fire Department shall, as necessary, ensure the installation of radio repeater towers within the proposed project area.</i>	
4.10I-6 Impacts due to landscaped areas or detention basins providing areas where mosquitoes can breed.	PS	4.10MM-6(a) <i>Minimize nuisance water runoff in landscaped public areas by using drip irrigation systems, adjusting sprinklers to prevent runoff, and by landscaping with drought tolerant, native vegetation. Also, provide information to homeowners about controlling landscape irrigation on their private property.</i> 4.10MM-6(b) <i>Provide a long-term management plan that includes the following:</i> <ul style="list-style-type: none"> • <i>Adequate funding for maintenance of ditches and detention basins. The maintenance activities shall include removal of cattails and other emergent vegetation, sediment, and trash/debris.</i> • <i>Detention basins shall be designed to drain within a 72 hour period.</i> • <i>Placer Mosquito Abatement District staff shall be provided access to inspect and, when necessary, treat the ditches and detention basins.</i> 	LS
4.10I-7 Long-term hazard-related impacts from the proposed project in combination with existing and future	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
developments in the Rocklin area.			
4.11 Hydrology and Water Quality			
4.11I-1 Impacts resulting in a change in peak stormwater flows.	PS	<p><i>4.11MM-1(a) The applicant shall prepare a final master drainage plan for City approval prior to approval of the final maps. The final master drainage plan shall include the final design of the roadway crossings of Clover Valley Creek. The Valley Clover Way and Nature Trail Way roadway crossings shall restrict flows slightly more than the proposed structures to ensure peak flows are not increased. The final LOMR must include the final design of the roadway crossings. The final hydrologic and hydraulic modeling for the final master drainage plan shall include the 10 cfs overflow from Whitney Reservoir.</i></p> <p><i>The final master drainage plan shall establish an O&M program for drainage facilities not addressed in the City's standard maintenance program to ensure the proposed drainage facilities are free of obstructions, excess sediment deposition, and inappropriate vegetation. The program shall include the following:</i></p> <ul style="list-style-type: none"> <i>• The agency(s) and/or organization(s) responsible for maintenance for the following drainage facilities shall be clearly identified.</i> <ul style="list-style-type: none"> <i>a. Detention basins and associated bridges.</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>b. Drainage easements.</i> <i>c. Underground piped drainage systems</i> <i>d. Ditches and open channels</i> <i>e. Clover Valley Creek;</i></p> <ul style="list-style-type: none"> • <i>The project applicant shall form or enter into an existing Community Facilities District (CFD) or other approved funding mechanism that collects funds from the private property owners (not from City-owned park or open space lands) to fund the above maintenance and monitoring activities in perpetuity. The stormwater CFD or other approved funding mechanism and the collected funds shall be dedicated to these activities and not used for other activities. The City shall have the ability to increase or decrease the value of the assessment as needed to continue to fund these activities in perpetuity. The CFD or other approved funding mechanism shall be managed by the City. A Home Owners Association (HOA) is not an adequate mechanism for collecting these funds because the home owners can change the activities or assessments of the HOA;</i> • <i>Access easements to drainage facilities for agency(s) and organization(s) responsible for maintenance activities, including the ditches that will be located behind houses shall be provided; and</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>The regulatory permits required for ongoing maintenance activities shall be obtained.</i> <p>4-11MM.1(b) <i>Final maps shall include provisions to participate in the City-wide drainage program which may include payment of the Dry Creek Watershed drainage fee. The project shall pay the drainage fee being collected by the City for the Dry Creek Watershed. These fees are used to fund improvements that are planned by the PCFCWCD to address regional or cumulative flooding problems.</i></p> <p>4-11MM.1(c) <i>The applicant shall construct both the Nature Trail Way and Valley Clover Way crossings within the first phase of project construction.</i></p>	
4.11I-2 Impacts due to exposure of residents to flood hazard.	PS	<i>Implement Mitigation Measure 4.11MM-1(a).</i>	LS
4.11I-3 Impacts as a result of construction-phase erosion.	PS	<p>4.11MM-3(a) <i>Construction shall be scheduled to minimize construction activities in “high-risk areas” and the amount of active disturbed soil areas during the rainy season (Oct. 15 to May 1). “High-risk areas” include those areas within 50 feet of USGS watercourses, 100-year flood plains, regulated wetlands, and where slopes exceed 16 percent.</i></p> <p><i>Unless specifically authorized by the City Engineer or his designees during the rainy season, the developer shall not schedule construction activities in “high risk</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>areas” or schedule to have more area of active disturbed soil than can be managed in conformance with the regulations of the City of Rocklin, the Water Quality Control Board, or any other agency having jurisdiction in this area.</i></p> <p>4.11MM-3(b) <i>Comply with, at minimum, the provisions of the State General Construction Activity Permit, which requires a Notice of Intent (NOI) to be filed with the SWRCB, the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and the implementation of Best Management Practices (BMPs) and Best Available Technologies (BATs) to control construction-site runoff. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (California Storm Water Best Management Practices Handbook 1993), the Bay Area Stormwater Management Agencies Association Start at the Source-Design Guidance Manual, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall also be identified in the plan for the review and approval of the City Engineer. BMPs that shall be used during construction of the proposed project include, but are not limited to, the following:</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Scheduling: Weather conditions shall be a factor in scheduling of construction activities. The contractor shall be required to obtain and have on site all required SWPPP materials no later than October 1st of any construction year. All areas with grading operations that have been completed shall be required to be provided with appropriate BMPs as that grading is completed. The exception to this requirement shall be placement of hydroseeding, which can take place at a time commensurate with germination;</i> • <i>Preservation of Existing Vegetation: The project shall be required to limit all construction activities so as to preserve the maximum amount of existing vegetation;</i> • <i>Hydraulic Mulch: Portions of the site that remain undisturbed during the wet season shall be hydro-mulched to prevent sediment migration. Locations of the project to receive a hydraulic mulch treatment shall be identified once clearing and grubbing of the project site has been completed;</i> • <i>Hydroseeding: A City-approved hydroseed mix shall be applied to all disturbed slopes and graded areas not under construction based on</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>manufacturers recommendations as to seed type and timing for seed germination;</i></p> <ul style="list-style-type: none"> • <i>Soil Binders: Soil binders shall be required where identified by the soils engineer;</i> • <i>Straw Mulch and Wood Mulch: Straw and wood mulch shall be added, if necessary, to areas disturbed by grading to retard erosion and sediment transfer on slopes steeper than three percent;</i> • <i>Geotextiles and Mats: All slopes steeper than 3:1 shall be required to be protected with geotextiles and/or mats. The geotextiles/mats shall be fixed in place with manufacturers recommended anchors, staples and/or another approved approach;</i> • <i>Earth Dikes and Drainage Swales: Winterization grading shall provide for use of earthen dikes and drainage swales to intercept runoff and direct it to controlled discharge locations where additional treatment can occur;</i> • <i>Velocity Dissipation Devices: Graded roadways in excess of four percent slope shall require the use of velocity dissipation devices. These devices could include, but not be limited to, rip rap swales, chevrons and weirs. Erosion control plans prepared with the grading plans shall identify the location and nature of the velocity</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>dissipation devices; and</i></p> <ul style="list-style-type: none"> <i>Slope Drains: Slopes drains will be designed to prevent concentrated flows from leaving graded areas. Erosion control plans prepared with the grading plans shall identify the location and nature of the slope drains.</i> <p><u>Sediment Control</u> <i>Sediment control BMPs shall be required at appropriate locations along the site perimeter and at all operational internal storm drain inlets at all times during the rainy season. During the non-rainy season, the discharger is responsible for ensuring that adequate sediment control devices are available to prevent sediment discharges at the downgrade perimeter and operational inlets in the event of a predictable storm. The following sediment control BMPs shall be implemented on this construction site:</i></p> <ul style="list-style-type: none"> <i>Silt Fence: Silt fences shall be constructed along the perimeter of Clover Valley Creek. Fences shall also be included at the toe of slopes along ridge developments;</i> <i>Sediment Basin: The project shall be required to construct a series of temporary sediment basins that shall generally be sited based on low points along roadways. Erosion control plans prepared</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>with the grading plans shall identify the location and nature of the sediment basins;</i></p> <ul style="list-style-type: none"> • <i>Fiber Rolls. Fiber rolls shall be installed around the perimeter of the graded portions of the site to minimize the amount of sediment that discharges from the site and prevent any runoff from entering the site;</i> • <i>Street Sweeping and Vacuuming. Any sediment discharged from the site shall be removed from the streets by the end of the day, and prior to anticipated storm events.</i> • <i>Storm Drain Inlet Protection. Drain inlets shall be protected with gravel bags or other ponding device and filter bag inserts;</i> • <i>Tracking Control. The following BMPs have been selected to reduce sediment tracking from the construction site onto private or public roads;</i> • <i>Stabilized Construction Entrance. Stabilized construction entrances shall be constructed to limit the amount of sediment that is tracked on to public roadways from the site; and</i> • <i>Stabilized Construction Roadway: Roadways within the project shall be required to be stabilized with an aggregate base materials as soon as practicable in order to reduce sediment transfer.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><u>Wind Erosion Control</u> The following BMP has been selected to control dust from the construction site.</p> <ul style="list-style-type: none"> • <i>Wind Erosion Control: Dust control practices shall be implemented as necessary in accordance with Placer County Air Pollution Control District construction requirements.</i> <p><u>Waste Management and Materials Pollution Control</u> The following BMPs have been selected to control waste and materials pollution.</p> <ul style="list-style-type: none"> • <i>Material Delivery and Storage: Construction materials shall be required to be stored in designated areas that have been designed to prevent any contaminants from leaving those areas. Anticipated BMP's would include use of earthen berms along the perimeter of storage areas and the requirement for providing protective covers over potentially sensitive materials;</i> • <i>Stockpile Management. Temporary earthen stockpiles shall be protected during anticipated major rainstorms by use of fiber rolls, silt fences or other approved materials along the outer perimeter of stockpile areas;</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Spill Prevention and Control. Spill prevention shall be incorporated into all activities. Leaks and spills shall be cleaned up immediately. Small spills can be cleaned with a rag or absorbent material such as kitty litter or spill specific product. Minor spills that can be controlled by the first responder at the discovery of the spill can be cleaned with absorbent materials. Dispose of absorbent materials properly and never hose down or bury dry material spills;</i> • <i>For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the contractor shall notify the local emergency response and the governor's Office of Emergency Services Warning Center at 916-845-8911. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor shall notify the National Response Center at 800-424-8802. In the event of a significant spill, notification shall first be made by telephone and followed up with a written report;</i> • <i>Solid Waste Management. The contractor shall be responsible for the collection and proper disposal of all solid waste materials within the project area. A solid waste plan shall be prepared outlining the collection points and time</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>of collection;</i></p> <ul style="list-style-type: none"> • <i>Concrete Waste Management. A designated, centrally located concrete washout shall be used within the staging areas of the site; and</i> • <i>Sanitary/Septic Waste Management. Sanitary facilities shall be located in the staging areas.</i> <p>4.11MM-3(c) <i>For each phase or unit of the project, the stormwater collection and treatment system shall be constructed during the summer so that these facilities shall be in place and in operation during the wet season.</i></p>	
4.11I-4 Impacts relating to post-construction erosion.	PS	4.11MM-4 <i>The final water drainage plan shall include a redesign of the storm drain systems to include piped systems down the hillsides (with energy dissipaters at the end of the pipes), or an extension of the storm drains system to the creek along the proposed roads, or an alternative design that meets erosion control and water quality standards. The final water drainage plan shall be submitted for the review and approval of the City Engineer prior to approval of the final maps.</i>	LS
4.11I-5 Impacts involving the degradation of water quality.	PS	4.11MM-5(a) <i>For each storm drain outfall, the applicant shall plan, design, and construct a Stormwater360 StormFilter stormwater treatment system. The plan and design shall be submitted for the review and approval of the City Public Works Department prior to approval of final maps. Another manufacturer's treatment system may be used if it can be documented that it would</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>provide the same level of treatment as the StormFilter system and would require an equivalent level of O&M.</i></p> <p><i>4.11MM-5(b) The applicant shall design and construct the storm drain outfalls using rock and deep rooted native riparian vegetation to slow the water velocity without causing erosion of the valley floor. The plan and design shall be submitted for the review and approval of the City Public Works Department prior to approval of final maps. The flow pathway from the outfall to Clover Valley Creek shall be designed to prevent erosion of the valley floor and to function as a water quality vegetated swale. The flow path should be designed using native vegetation and visually appear as a natural feature of the valley floor.</i></p> <p><i>4.11MM-5(c) The applicant shall work cooperatively with the City to identify which stormwater quality BMPs (from the CSQA Manual) shall be implemented and where they shall be implemented in the development project. The primary goal of this mitigation measure is to reduce the discharge of pollutants to the maximum extent practicable. BMPs could include, but are not limited to the following:</i></p> <ul style="list-style-type: none"> <i>• Provide information to the residents of the proposed project about managing use of</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>pesticides, herbicides, fertilizers, and other pollutants. Also provide information about controlling landscape irrigation.</i></p> <ul style="list-style-type: none"> • <i>Driveways could be paved with pervious pavement or un-grouted brick or stone pavers.</i> • <i>Driveways could be sloped to drain onto landscape areas rather than directly onto streets.</i> • <i>In the commercial areas, the parking lots could be designed to drain to grassy swales before entering the storm drain system.</i> • <i>Roof runoff could be directed into cisterns or rain barrels and later used for yard irrigation. This BMP helps capture the first flush of highly polluted runoff from rooftops.</i> • <i>Roof runoff could be directed into dry wells or infiltration trenches which allows the runoff to infiltrate into the ground. This BMP helps capture the first flush of highly polluted runoff from rooftops.</i> • <i>Roof runoff could be directed to flow over lawns or landscape areas rather than being piped out to the street gutter. This BMP helps remove sediment and associated pollutants before they enter the storm drain systems and helps reduce peak runoff rates.</i> • <i>Loading docks should be properly designed to control runoff and run-on of stormwater.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Trash storage areas could be covered to reduce runoff and should be graded slightly above the adjacent ground to eliminate run-on.</i> • <i>Storm drain signage could be installed at each drain outlet to educate people that the storm drains flow to Clover Valley Creek.</i> • <i>Vegetated buffer strips could be used along some of the roadways in this development.</i> <p><i>Other BMPS that could be appropriate for this development are identified in the Bay Area Stormwater Management Agencies Association's Start at the Source – Design Guide Manual.</i></p> <p><i>4.11MM-5(d) Water quality monitoring (including biological monitoring which includes monitoring of the species and their abundance within the Creek and monitoring the overall toxicity of the Creek water and sediment to living organisms.) shall occur in Clover Valley Creek at the upstream and downstream edges of the development and at the most downstream detention basin. The list of constituents monitored should be consistent with the monitoring performed by the City and by the Dry Creek Council. The applicant shall hire a qualified consultant to perform the water quality monitoring. Prior to construction, the consultant shall perform two rounds of water quality</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>monitoring during wet weather events and one round of monitoring should occur during dry weather. During and after construction, the water quality monitoring shall be continued annually with at least two rounds of monitoring during wet weather events and one round of monitoring during dry weather. This ongoing monitoring shall be funded by the project applicant. Monitoring shall also be implemented to document the benefit of the agreed upon BMPs at up to four storm drains systems. Monitoring results shall be made available to the public.</i></p> <p>4.11MM-5(e) <i>The project applicant shall determine the annual costs of the maintenance activities and water quality monitoring described in Mitigations Measures 1A through E. The project applicant shall form or enter into an existing Community Facilities District (CFD) or other approved funding mechanism to fund the above maintenance and monitoring activities in perpetuity. The CFD other approved funding mechanism and the collected funds shall be dedicated to these activities and not used for other activities. The City shall have the ability to increase or decrease the value of the assessment as needed to continue to fund these activities in perpetuity. The CFD or other approved funding mechanism shall be managed by the City. A Home Owners Association (HOA) is not an adequate mechanism for collecting these funds</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>since the homeowners can change the activities or assessments of the HOA.</i></p> <p><i>If the results of the water quality monitoring indicate stormwater discharges from the project site are contributing to water quality degradation in Clover Valley Creek, the City (as the manager of the CFD or other approved funding mechanism shall contract with a qualified professional to develop and implement a remediation plan to ensure no net change in water quality due to water entering Clover Valley Creek from the project site. The remediation plan shall be funded through the CFD or other approved funding mechanism. Plan actions could include, but would not be limited to: procedures for managing known or potential changes in water quality (e.g., additional physical or administrative source controls); structural improvements (additional treatment structures), and/or remediation.</i></p>	
<p>4.11I-6 Impacts due to erosion or deposition of sediment in Clover Valley Creek at roadway crossings.</p>	<p>PS</p>	<p>4.11MM-6 <i>Prior to approval of the final maps, the project applicant shall provide for the following measures within the final maps for the review and approval of the City Public Works Department and/or City Engineer:</i></p> <ul style="list-style-type: none"> • <i>In the final design of all of the road crossings, the project developer shall maintain the use of bridges and not use culverts;</i> 	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>The project developer shall use a single span (rather than two spans) bridge for the Deercrest Road and Valley View Parkway creek crossings;</i> • <i>Maintenance access shall be provided for the detention basins for the Valley Clover Way and Nature Trail Way creek crossings for general maintenance purposes, including the removal of excess sediment; and</i> • <i>The CFD or other approved funding mechanism shall include funding for maintenance of the detention basins.</i> 	
4.11I-7 Impacts regarding the deposition of sediment in Clover Valley Creek from underground utility creek crossings.	PS	4.11MM-7 <i>Prior to approval of the final maps, the applicant shall show the final design of all of the road crossings and underground utilities to be attached or be within the road crossing structures, rather than buried under the Clover Valley Creek. These criteria shall be submitted for review and approval of the City Engineer.</i>	LS
4.11I-8 Impacts caused by project construction that would result in fill and excavation within Clover Valley Creek.	PS	<i>Implement Mitigation Measure 4.8MM-4(a) through (c).</i>	LS
4.11I-9 Degradation of water quality resulting from construction of the off-site sewer line extension.	PS	4.11MM-9(a) <i>Prior to the approval of the Improvement Plan for the construction of the off-site sewer line, the project developer shall prepare an erosion control plan for the review and approval of the City Engineer. The plan shall specify that appropriate Best Management</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Practices (BMPs) and Best Available Technologies (BATs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (California Storm Water Best Management Practices Handbook 1993), the Bay Area Stormwater Management Agencies Association's Start at the Source – Design Guidance Manual, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall also be identified in the plan for the review and approval of the City Engineer.</i></p> <p>4.11MM-9(b) <i>The developer shall comply with provisions of State General Construction Activity Permit, which at minimum requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of site-specific BMPs/BATs.</i></p> <p>4.11MM-9(c) <i>The construction of the off-site sewer line shall ensure the avoidance of any net loss of seasonal wetlands</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers (Corps), under Section 404 of the Clean Water Act, and under Sections 1600-1607 of the California Fish and Game Code, as administered by the California Department of Fish and Game (CDFG), which includes obtaining all required permits from the Corps and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.</i></p> <p>4.11MM-9(d) <i>Final alignment and construction techniques shall be implemented as required by Corps, CDFG, and Sacramento Valley Regional Water Quality Control Board. Consideration of the alignment and construction techniques would include the following measures:</i></p> <ul style="list-style-type: none"> • <i>The number of creek-crossings shall be minimized;</i> • <i>Construction shall occur during non-breeding times for raptors and fish;</i> • <i>The creek-crossing area shall be restored at the time of the completion of the construction</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>activities, including replanting with native grasses, shrubs and trees;</i></p> <ul style="list-style-type: none"> • <i>Conditions of State and federal permits for impacts on waters of United States shall be obtained and implemented;</i> • <i>Wetlands shall be protected during construction by use of orange mesh fencing to denote their boundaries. Once the location of any creek crossing is determined, the construction zone (corridor) shall be flagged to allow easy identification. Heavy equipment shall be operated only within this designated corridor;</i> • <i>The project applicant shall design and implement a siltation and erosion control program for stream crossing areas prior to construction to the satisfaction of the City Engineer;</i> • <i>Erosion and sediment control measures shall be monitored; and</i> • <i>The design angle of all creek crossings shall minimize riparian disturbances.</i> <p><i>4.11MM-9(e) Prior to the approval of improvement plans for the off-site sewer line, a plan for pavement removal shall be submitted for the review and approval of the Director of Public Works. The plan shall include that pavement removal is required to be saw-cut and that wastewater from saw-cutting operations not enter the</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-1 Summary of Impacts and Mitigation Measures			
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>storm drain system. The plan shall outline the use of BMPs to prevent saw-cut wastewater from entering the storm drain system to the satisfaction of the Director of Public Works.</i>	
4.11I-10 Cumulative hydrological impacts related to the potential for localized flooding.	LS	<i>None required.</i>	N/A
4.11I-11 Cumulative impacts related to degradation of water quality.	PS	<i>Implement Mitigation Measure 4.11MM-1, 3, 5 through 7, and 9.</i>	LS
4.12 Public Services and Utilities			
4.12I-1 Increased demand for water supply and/or water supply infrastructure.	LS	<i>None required.</i>	N/A
4.12I-2 Increased demand for wastewater disposal and conveyance.	LS	<i>None required.</i>	N/A
4.12I-3 Increased demand for solid waste disposal/recycling services.	LS	<i>None required.</i>	N/A
4.12I-4 Impacts to police protection.	PS	<i>4.12MM-4(a) Prior to approval of the final maps, the project applicant shall provide an analysis of the shadowing effect of project site topography on police portable radios within the project site (which the Police Department has indicated can be done by Motorola for approximately \$2,000 per site) for the review and approval of the Police Department. If the Police Department determines that radio transmissions are</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>adequate within the project site, no further mitigation is required. If the Police Department determines that the current location of the transmitter provides inadequate transmission capabilities for the Department's portable radios, the applicant shall fund either a) moving the transmitter to a site that would provide adequate transmission to the Rocklin Police Department service area, or b) the construction of a new transmitter to serve the Clover Valley site, including the transmitter and all necessary parts for its construction.</i></p>	
<p>4.12I-5 Impacts to fire protection and emergency medical services.</p>	<p>PS</p>	<p>4.12MM-5(a) <i>The Design Guidelines shall address control of vegetation to reduce fire hazard which shall include the preparation of a Fuel Management Plan which shall address but not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Disposal of removed brush and trees within only fuel break area;</i> • <i>Appropriate clearance around homes; and</i> • <i>Access points as necessary including open space areas.</i> <p>4.12MM-5(b) <i>The timing of fire station construction shall be determined by the Rocklin City Council and shall be adequate to maintain desired service levels/response time to the project site.</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>4.12MM-5(c) <i>Development of the site shall be carried out in accordance with City of Rocklin Fire Department rules and regulations and the Uniform Building Code regulations adopted by the City of Rocklin.</i></p> <p>4.12MM-5(d) <i>Prior to approval of the final maps, the project applicant shall provide proof to the Community Development Department that fire flow requirements shall be met.</i></p> <p>4.12MM-5(e) <i>The project shall conform to all State Responsibility Area requirements.</i></p> <p>4.12MM-5(f) <i>Prior to approval of design review for residential structures, the applicant shall show that all roofs shall be Class A type.</i></p> <p>4.12MM-5(g) <i>The City shall enter into an agreement with CDF to continue to protect the undeveloped portions of the property and the developer shall be required to pay the standby cost.</i></p> <p>4.12MM-5(h) <i>In conjunction with submittal of the improvement plans, the project applicant shall pay the Fire District's adopted impact mitigation fees.</i></p>	
4.12I-6 Increased demand for library services and facilities.	LS	<i>None required.</i>	N/A
4.12I-7 Increased demand for school	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
services and facilities.			
4.12I-8 Increased demand for park and recreation services and facilities.	LS	<i>None required.</i>	N/A
4.12I-9 Increased demand for gas, electric, and telephone service.	LS	<i>None required.</i>	N/A
4.12I-10 Long-term impacts to public services and utilities from the proposed project in combination with existing and future developments in the Rocklin area.	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.2 Land Use			
4.2I-1 Consistency with adopted General Plan and zoning designations and policies.	LS	<i>None required.</i>	N/A
4.2I-2 Construction-related land use compatibility impacts.	PS	4.2MM-2 <i>The project developer, in consultation with the Sunset Whitney Country Club, shall prepare a construction plan to minimize the impacts on golf play and operations at the country club. The plan would include measures such as limited construction hours which are consistent with City's noise policies, carefully considered placement of construction staging area(s), the covering of exposed trenches at the completion of each day, and restoration to pre-construction conditions as soon as installation of the sewer line is completed. The plan shall be submitted to the City Engineer and Community Services and Facilities Director for review and approval prior to the approval of the improvement plans.</i>	LS
4.2I-3 Operational land use compatibility impacts.	PS	4.2MM-3 <i>The applicant(s) shall notify prospective home buyers in writing, prior to purchase, about existing and on-going agriculture activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the County of Placer is an agricultural area potentially subject to ground and aerial applications of chemicals and early morning or nighttime farm operations, which may create noise, dust, et cetera. The language and format of</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-2 Summary of Impacts and Mitigation Measures			
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>such notification shall be reviewed and approved by the Community Development Department prior to recording final maps. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.</i>	
4.3 Aesthetics			
4.3I-1 Degradation of the visual character or quality of the project site or off-site areas as a result of construction activities.	S	<p>4.3MM-1 <i>Prior to approval of improvement plans for the proposed project, the applicant shall submit grading and re-vegetation plans for approval from the City Public Works Director and/or City Engineer. The plans shall indicate that all cuts and fills associated with the construction of on and off-site infrastructure, roadways, commercial, and recreational or public components of the project (excluding cuts and fills associated with home construction on a single-family lot) shall be re-vegetated once the earthwork has been completed.</i></p> <p><i>The City Public Works Department and/or City Engineering Department shall act as the monitoring agency to ensure that the re-vegetation plan is being correctly implemented.</i></p>	SU
4.3I-2 Impacts to views from Sierra College Boulevard and in the Loomis area north of the summit and across Sierra College Boulevard.	S	<i>None feasible.</i>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.3I-3 Alteration of views from western Loomis, including Del Mar Avenue.	LS	<i>None required.</i>	N/A
4.3I-4 Impacts to viewers in homes immediately off-site.	LS	<i>None required.</i>	N/A
4.3I-5 Impacts to viewers west of the site.	LS	<i>None required.</i>	N/A
4.3I-6 Impacts to viewers in the subdivision at the southern end of Clover Valley.	LS	<i>None required.</i>	N/A
4.3I-7 Visual impacts to the Clover Valley Creek riparian corridor from on-site development and Antelope Creek riparian corridor from the off-site sewer line extension.	PS	<p>4.3MM-7 <i>The Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map Improvement Plans shall be submitted for the review and approval of the City Engineer, and shall include the following:</i></p> <ul style="list-style-type: none"> • <i>All road crossings of Clover Valley Creek shall be bridged or culverts with masonry creek walls shall be used to eliminate fills into the riparian areas on and the off the project site. If culverts are used, they shall be sized to ensure that flood flows and movement of fish and wildlife are not adversely affected. Culvert walls shall be designed to appear as bridges;</i> • <i>Retaining walls shall be used to eliminate fills into riparian areas where vegetation loss will result. These areas will be determined upon submittal of the detailed drainage plan. If the culvert is used,</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>the construction and finish of these walls shall match the simulated bridge road crossings described above;</i></p> <ul style="list-style-type: none"> • <i>To the extent possible, all detention basins shall be constructed to appear as natural lakes or ponds, with design subject to review by the California Department of Fish and Game, and the Army Corps of Engineers, as appropriate. The shape of each basin and its dam and levee areas shall be graded in a non-linear design to reduce the impression of a man-made structure and designed in conjunction with a licensed landscape architect;</i> • <i>Bridge structures and improvements within the riparian corridor on the project site shall be designed and constructed to be visually complementary to the native riparian corridor. Plant materials shall be carefully chosen to appear as extensions of the native corridor. Design shall be produced by a licensed landscape architect and approved by the City. Native trees, shrubs and groundcover materials shall be emphasized, while non-native plantings and lawn shall be de-emphasized; and</i> • <i>Temporary fencing shall be erected at locations determined by the City Engineer during all construction operations to prevent encroachment into riparian areas or woodland tree canopies.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.3I-8 Impacts to wooded hillsides.	PS	<p>4.3MM-8(a) <i>Prior to recording of final maps, the developer shall prepare Small Lot Design Guidelines, which include the following:</i></p> <ul style="list-style-type: none"> • <i>Delineation of driveway access;</i> • <i>Suggested methods of site development, including treatment of cuts, fills, retaining walls, and appropriate, adaptive foundations on individual lots of 20 to 29 percent; lot-by-lot approval shall be conducted by the Planning Commission on these sites. Grading of lots sloping 15 to 30 percent shall be designed by a licensed civil engineer and shall include site-adaptive foundations;</i> • <i>All permanent public landscaping publicly owned or managed by a Homeowner’s Association shall be irrigated by a permanent drip system or low water consumption systems acceptable to the City of Rocklin. All street landscape areas shall be maintained by the Homeowners’ Association or placed into the City Landscape and Lighting District or other appropriate mechanism; and</i> • <i>A maintenance plan for areas of preserved existing oaks within developed and landscaped areas to ensure long-term health is required by the City’s Oak Tree Preservation Guidelines and shall be followed. In addition, within the project’s</i> 	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>residential areas, homebuyers shall be given a copy of the City's Oak Tree Preservation Guidelines to encourage appropriate treatment.</i></p> <p>4.3MM-8(b) <i>The grading plans for on- and off-site infrastructure associated with the project shall indicate the following for the review and approval of the City Engineer:</i></p> <ul style="list-style-type: none"> • <i>Roadway rights-of-way shall be graded only to the extent needed to install roads and utilities. Specific site plans shall be reviewed to determine where sidewalks or on-street parking could be restricted to allow for narrowed streets. Overgrading to dispose of soil or to remove viable existing plant growth shall not be permitted. The effect of narrower road widths and terraced retaining walls on cross-slopes of 20 percent or greater shall be assessed;</i> • <i>As shown in the City of Rocklin Construction Specifications Improvement Standards, City grading standards shall be adhered to. In addition, the Master Grading Plans for each subdivision/development shall recommend appropriate grading techniques including cut/fill treatment. Methods to reduce the height and visual impact of cuts/fills shall be included such as</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>terracing of cuts, revegetation techniques, etc. where appropriate;</i></p> <ul style="list-style-type: none"> • <i>Grading associated with detention basins shall be confined to the specific area forming the boundaries of the basin;</i> • <i>Construction fencing shall be erected within and/or around all intensive grading sites as determined by the City Engineer to protect desirable features and limit grading impacts. These areas include the park sites, detention ponds, commercial site, and home sites on wooded hillsides; and</i> • <i>All cuts and fills associated with project roadway construction, or the construction of future commercial and recreational or public components of the project (excluding cuts and fills associated with home construction on a single-family lot) shall be revegetated. Timing and standards of revegetation shall be at the discretion of the City. Revegetation plans shall be submitted with grading plans.</i> 	
4.3I-9 Impacts to historic stone walls.	LS	4.3MM-9 <i>None Required.</i>	N/A
4.3I-10 Impacts related to increased lighting and glare on adjacent sensitive receptors.	PS	4.3MM-10(a) <i>All design review applications for commercial development on the Clover Valley project site shall include a lighting plan for the review and approval of the City of Rocklin which indicates the following:</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Parking lot landscaping designed to filter light and daytime glare from distant views through the use of dense canopy shade trees, earth berms, and continuous perimeter landscape plants;</i> • <i>Light standards on the commercial site placed to avoid light and glare on adjacent residential properties;</i> • <i>Commercial building lighting limited to indirect cut-off sources, or motion sensitive detectors utilized for security after hours; and</i> • <i>Parking lot lighting designed to be down-lighting.</i> <p><i>4.3MM-10(b) A street lighting plan that is designed to filter street lighting from distant views shall be submitted for the review and approval of the City of Rocklin.</i></p>	
4.3I-11 Visual impacts related to the introduction of signage to the area.	PS	4.3MM-11 <i>The Conceptual Project Signage Program shall be used to develop a Master Sign Program, which shall be reviewed and approved by the City of Rocklin prior to the issuance of Sign Permits and the installation of any signage. Sign design concepts shall reflect the character of the area and minimize the light and glare and loss-of-viewshed impacts to the surrounding areas.</i>	LS
4.3I-12 Alteration of the overall visual character of the project site as a result of the proposed project in combination with existing and	S	<i>None feasible.</i>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
future development in the project area.			
4.3I-13 Impacts related to increased light and glare on adjacent sensitive receptors due to project development in combination with existing and future development in the project area.	S	<i>None feasible.</i>	SU
4.4 Transportation and Circulation			
4.4I-1 An increase in traffic on local streets and roads in the vicinity of the project site under Existing Plus Project conditions.	LS	<i>None required.</i>	N/A
4.4I-2 Increased demand for transit services.	LS	<i>None required.</i>	N/A
4.4I-3 Increased demand for bicycle facilities.	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.4I-4 Disruption to traffic and circulation as a result of the construction of the off-site sewer line.	PS	4.4MM-4(a) <i>The construction contractor shall submit a traffic control plan to the Director of Public Works for approval prior to issuance of an encroachment permit. The plan shall include the following measures:</i> <ul style="list-style-type: none"> • <i>The construction contractor shall provide detour routes during construction;</i> • <i>At all times, the construction contractor shall provide at least one travel lane, including pedestrian and bicycle access. The construction contractor shall use flaggers to control vehicle, pedestrian, and bicycle traffic during construction;</i> • <i>The construction contractor shall allow normal street travel patterns to the extent feasible during non-construction hours; and</i> • <i>The construction contractor shall allow access to residential properties during construction.</i> 4.4MM-4(b) <i>The maximum length of trench open at any one time shall not exceed 100 feet. Lengths up to, or greater than, 100 feet may be approved by the Director of Public Works. The decision to excavate greater than 100 feet in length shall be based on traffic-flow needs, emergency access, time of year that construction is taking place, and access to residential</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>property. The maximum length of open trenching allowed overnight is 20 feet. These areas must be covered by plates overnight.</i></p> <p><i>4.4MM-4(c) The construction contractor shall ensure that construction crews will resurface the street to the satisfaction of the Director of Public Works and within the timeframe specified in the encroachment permit.</i></p>	
4.4I-5 Increased traffic on local streets and roads in Rocklin under cumulative conditions (2025 conditions).	PS	4.4MM-5 <i>Prior to final map approval, the project applicant shall include in the project entry design, for review and approval by the City Engineer, accommodation for the projected PM peak hour traffic volumes including, but not limited to, receiving lanes for the northbound and westbound right turn lanes at the intersection of Valley View Parkway and Park Drive.</i>	LS
4.4I-6 Increased traffic on local streets and roads outside of Rocklin under cumulative conditions (2025 conditions).	S	<i>None feasible.</i>	SU
4.5 Air Quality			
4.5I-1 Impacts related to construction-generated pollutants.	S	4.5MM-1(a) <i>Prior to issuance of a grading permit, the applicant shall submit a dust control plan to the City Engineer and the Placer County Air Pollution Control District. This plan shall ensure that adequate dust controls are implemented during all phases of project construction at the developer's expense, including the following:</i>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Water exposed earth surfaces as necessary to eliminate visible dust emissions (at least one water truck shall be available for every three pieces of earthmoving equipment);</i> • <i>When grading within 100 feet of any residence, park or other sensitive receptor boundary, utilize pre-soaking with sprinklers or water trucks in addition normal watering for dust control soil moisture is adequate to eliminate any visible dust emissions;</i> • <i>Suspend grading operations when wind is sufficient to generate visible dust clouds;</i> • <i>Pave, use gravel cover or spray a dust control agent on all haul roads;</i> • <i>Reduce speeds on unpaved roads to 25 mph or lower (this speed must be posted);</i> • <i>All grading operations shall be suspended when sustained wind speeds exceed 25 mph;</i> • <i>All exposed surfaces shall be re-vegetated as quickly as possible;</i> • <i>If fill dirt is brought to the construction site, traps or soil stabilizers shall be placed on the dirt piles to minimize dust problems;</i> • <i>No open burning of any kind shall be allowed; vegetative material shall be chipped or delivered to waste or energy facilities.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Clean earthmoving construction equipment with water once daily, and clean all haul trucks leaving the site;</i> • <i>Cover all trucks hauling soil, sand, and other loose materials and ensure that all truck hauling such materials maintain at least two feet of freeboard;</i> • <i>Institute measures to reduce wind erosion when site preparation is completed;</i> • <i>Install sandbags or other erosion control measures to prevent silt runoff onto public roadways;</i> • <i>Provide paved or grass-covered areas for construction employee vehicle parking; and</i> • <i>Designate a person or persons to monitor the dust control program as approved by the PCAPCD, and to order increased watering, as necessary, to prevent the transport of dust off site. This designee's duties will include holiday and weekend periods when work may not be in progress.</i> <p><i>For on- and off-site project components that would not be constructed/developed immediately following the mass-grading phase, the following dust control measures are also required:</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • Apply chemical soil stabilizers or commence reestablishing ground cover to construction areas within 96 hours of completing finished grading activities; and • Develop and implement a wind erosion monitoring program for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls. <p>The following additional mitigation measures would reduce emissions from construction equipment and vehicle exhaust:</p> <p>4.5MM-1(b) Contractors shall be required to reduce NO_x emissions by complying with the construction vehicle air pollutant control strategies developed by the PCAPCD. Prior to issuance of a grading permit, the applicant shall provide to the City the following requirements or measures in the construction contracts:</p> <ul style="list-style-type: none"> • Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Generally, vehicle idling should be kept below 10 minutes; 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • Contractor's construction equipment shall be properly maintained and in good working condition; • Construction equipment exhaust shall not exceed PCAPCD Rule 202 (Visible Emissions) limitations; • The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 hours or more for the construction project. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emissions Evaluations of all heavy-duty equipment on the inventory list; and • The prime contractor shall provide a plan for approval by the Placer County Air Pollution Control 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 40 percent NO_x 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, 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</i></p> <p>4.5MM-1(c) <i>Construction contractors shall be required to use low-VOC architectural coatings and asphalt in compliance with District Rules and Regulations. Contractors shall also be required to fuel stationary construction equipment with low-sulfur fuels, and use existing power sources (e.g., power poles) or clean fuel generators in place of temporary diesel power generators whenever feasible.</i></p>	
<p>4.5I-2 Impacts resulting from increased vehicle and area source air emissions.</p>	<p>PS</p>	<p>4.5MM-2(a) <i>Bus turnouts shall be provided throughout the project as determined by the City Engineer in coordination with the Placer County Transit Authority.</i></p> <p>4.5MM-2(b) <i>A minimum 4-foot-wide, Class II bicycle lane shall be provided by the developers on Valley View Parkway and Nature Trail Way. (It should be noted that the project design includes this bicycle lane.)</i></p> <p>4.5MM-2(c) <i>The applicant shall provide a park-and-ride parking area in the commercial area or other appropriate location as determined by the Placer County Transit Authority.</i></p> <p>4.5MM-2(d) <i>Prior to approval of the final map, the applicant shall</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>show compliance with the following mitigation measures requirements of the General Development Plan:</i></p> <ul style="list-style-type: none"> • <i>Reduction of emissions associated with landscape management, where appropriate, by landscaping with native, drought-resistant species;</i> • <i>Installation of low NO_x hot water heaters pursuant to Air District Rule;</i> • <i>Require installation of electrical outlets at both the front and rear of the residences for the use of electric landscape maintenance equipment;</i> • <i>Provide notice to homebuyers of incentive and rebate that encourage the purchase of electric landscape maintenance equipment;</i> • <i>Incorporate solar heaters in proposed residences as feasible;</i> • <i>Include high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units;</i> • <i>Include energy-efficient window glazing, wall insulation, and efficient ventilation methods on all new residential unit; and</i> • <i>Participate in the Placer County Air Pollution Control District's off-site Mitigation Program. Fees for single-family residences shall be</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>collected at the time of building permit issuance.</i></p> <p>4.5MM-2(e) <i>The General Development Plan and CC&Rs shall indicate the following mitigation measures:</i></p> <ul style="list-style-type: none"> • <i>The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas;</i> • <i>Only US EPA-certified woodstoves shall be installed; and</i> • <i>Open burning shall be prohibited throughout the project site.</i> 	
4.5I-3 Increased carbon monoxide concentrations.	LS	<i>None required.</i>	N/A
4.5I-4 Cumulative air quality impacts.	S	<i>None feasible.</i>	SU
4.6 Noise			
4.6I-1 Increase in traffic noise levels to existing noise-sensitive receptors such as residential uses.	LS	<i>None required.</i>	N/A
4.6I-2 Impacts of existing plus project traffic noise at proposed residences within the Clover Valley development.	LS	<i>None required.</i>	LS
4.6I-3 Impacts of existing and future	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
railroad noise on proposed residences within the development.			
4.6I-4 Impacts of noise generated by proposed neighborhood commercial use on proposed residences within the development.	PS	<p>4.6MM-4 <i>It should be noted that the development of this commercial property will require discretionary entitlement from the City which will trigger further CEQA review. Also, Section 17.08.080 of the City's Zoning Ordinance requires a six-foot solid masonry wall on the property line between residential and non-residential uses, and the City typically restricts the heights of residential dwelling units that are adjacent to or across the street from commercial uses. Nonetheless, prior to approval of the final map, a site-specific acoustical review of the proposed neighborhood commercial use(s) shall be conducted and submitted to the City Engineer to ensure adequate noise attenuation features are included in the project design to mitigate potential impacts at nearby residential uses. These project design features may include, but not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Site plan modifications reducing proximity of loading areas, trash areas, and truck routes to residential areas;</i> • <i>Use of berms in landscaped areas adjacent to residential uses; and</i> • <i>Use of sound walls.</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.6I-5 Temporary project construction noise impacts due to on-site construction and off-site sewer line extension construction.	PS	<p>4.6MM-5(a) <i>The construction contractor shall ensure that construction activities shall be limited to the hours specified within the encroachment permit, typically 8:00 a.m. to 5:00 p.m. during normal business days. Because Midas and Argonaut are heavily traveled residential collector streets, the time restrictions may differ (i.e. 8:30 a.m. to 4:30 p.m.) as a condition of the encroachment permit.</i></p> <p>4.6MM-5(b) <i>If blasting activities are to occur in conjunction with the improvements, the contractor shall conduct the blasting activities in compliance with state and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any on-site blasting activities. The permit application shall include a description of the work to be accomplished and a statement of the necessity for blasting as opposed to other methods considered including avoidance of hard rock areas and safety measures to be implemented such as use of blast blankets. The contractor shall coordinate any blasting activities with police and fire departments to insure proper site access and traffic control, and public notification including the media, nearby residents, and businesses, as determined appropriate by the Rocklin Police Department. Blasting specifications and plans shall include a schedule that outlines the time frame in which blasting will occur in</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.6I-6 Impacts of noise generated by proposed neighborhood park on proposed residences within the development.	PS	<p><i>order to limit noise and traffic inconvenience.</i></p> <p>4.6MM-6 <i>Prior to approval of the final map, a site-specific acoustical review of the proposed neighborhood park shall be conducted and submitted to the City Engineer for approval to ensure adequate noise attenuation features are included in the project design to mitigate potential impacts at nearby residential uses.</i></p>	LS
4.6I-7 Cumulative increase in traffic noise levels.	LS	None required.	N/A
4.6I-8 Impacts of cumulative plus project traffic noise at proposed residences within the Clover Valley development.	PS	<p>4.6MM-8(a) <i>Prior to approval of the final map, the map shall indicate the following:</i></p> <ul style="list-style-type: none"> • <i>The proposed 6-foot tall barriers along Sierra College Boulevard extending from lots 137 to 115 shall be increased in height to 8 feet, relative to backyard elevation.</i> • <i>The proposed fences located along lots 191 to 208 shall be replaced with 8-foot tall solid noise barriers, relative to backyard elevation.</i> • <i>The proposed fences located along lots 209-214 shall be replaced with 6-foot tall solid noise barriers, relative to backyard elevation.</i> 	LS
4.7 Cultural and Paleontological Resources			
4.7I-1 Impacts to known cultural resources as a result of	PS	4.7MM-1(a) <i>Prior to issuance of a grading permit, the applicant shall hire a qualified archaeologist to the satisfaction</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
construction activities.		<p><i>of the Community Development Department, and cultural resource sensitivity training shall be provided to all construction personnel by the qualified archaeologist. Qualified monitors shall be utilized as determined by the Community Development Department throughout all earth-moving activities at the project site.</i></p> <p>4.7MM-1(b) <i>Prior to issuance of a grading permit for the proposed project, the Community Development Director shall ensure that the applicant/developer, in consultation with a qualified archeologist, constructs orange construction fencing which fully encloses the cultural resources sites in order to prevent vehicular and pedestrian access during construction. Placement of the fencing shall be determined by a qualified archaeologist. The fencing shall remain in place until any or all of the following conditions have been satisfied: construction near the site is complete, permanent fencing is installed, or data recovery has been completed. Sites requiring this fencing are identified in the Historic Properties Management Plan.</i></p> <p>4.7MM-1(c) <i>Eight sites shall require data recovery excavations within portions of the sites, as detailed in the Historic Properties Management Plan. Data recovery excavations involving a percentage of the proposed</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>impact area shall be undertaken at each of the sites to be impacted. Preliminary results from the testing shall be prepared for review by the Corps of Engineers. Construction shall not begin until the Corps accepts the preliminary report in writing.</i>	
4.7I-2 Impacts to potential paleontological resources as a result of construction activities.	PS	<p>4.7MM-2(a) <i>Prior to issuance of a grading permit, the project applicant shall hire a qualified paleontologist to the satisfaction of the Community Development Department, and heavy equipment operators shall be briefed by the project paleontologist to gain awareness of visual identification techniques in order to identify potential paleontological resources.</i></p> <p>4.7MM-2(b) <i>Should final development plans require any excavation in excess of five feet below the pre-existing surface within the area identified as Quaternary alluvium (Qal) in the project geotechnical report maps (Wallace-Kuhl, 2001, plate 3; or Kleinfelder, 1998, plate 2), a qualified project paleontologist shall monitor any such excavation and collect and document any potentially significant fossils encountered during the excavation activity. Monitoring shall be terminated at each excavation site if the monitor determines that the remainder of the excavation will not affect any paleontologically sensitive sediments or rocks.</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>4.7MM-2(c) <i>If any paleontological resources are discovered during construction activities, all work shall be halted in the vicinity of the find and the project paleontologist shall be consulted, and the Community Development Director shall be notified. Upon determining the significance of the resource, the consulting paleontologist, in coordination with the City, shall determine the appropriate actions to be taken, which may include excavation. A note requiring compliance with this measure shall be indicated on construction drawings and in construction contracts for the review and approval of the Engineering Division prior to issuance of a grading permit</i></p>	
<p>4.7I-3 Increases in vandalism and artifact collecting as a result of additional residences in the immediate vicinity of valuable cultural resources.</p>	<p>PS</p>	<p>4.7MM-3(a) <i>Prior to issuance of a grading permit, sites identified in the Historic Properties Management Plan or Open Space Management Plan to be preserved in whole or part shall be permanently preserved with permanent fencing, designed to minimize access to sites. The fencing shall extend to permanent barriers such as the blackberries along the creek, or otherwise be designed to prevent vehicular and limit foot access.</i></p> <p>4.7MM-3(b) <i>Annual monitoring by an archeologist shall occur in compliance with the Open Space Management Plan. Additional reviews of the sites will occur through checks by the Open Space manager throughout the</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.7I-4 Inadvertent discovery of unknown prehistoric or historic cultural resources, or the discovery of human remains, due to construction activity.	PS	year. 4-7MM-4(a) <i>If during construction of the proposed project or the off-site sewer line extension, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and an appropriate Native American representative shall be immediately notified. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified archaeologist, retained at the applicant's expense, conducts an onsite evaluation, develops an opinion as to whether the resource qualifies as either an historical resource or a unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtain from the Indian Community within 72 hours (excluding weekends and State and federal holidays) or its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. At a minimum, any Native American artifacts shall be</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>respectfully treated and offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact. In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor a unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1.</i></p> <p>4-7MM-4(b) <i>Should human remains be found on the project site or at the off-site sewer line extension site, then the Coroner's office shall be immediately contacted and all work halted until final disposition is made by the Coroner. Should the remains be determined to be of Native American descent, then the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.</i></p>	
4.7I-5 Regional loss of cultural and paleontological resources in	LS	None required.	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
Placer County due to cumulative development in the Clover Valley Creek watershed in conjunction with development of the proposed project.			
4.8 Biological Resources			
4.8I-1 Impacts related to loss of oak trees on the project site due to project implementation.	S	<p>4.8MM-1(a) <i>The project applicant shall establish the oak tree preserve as described in the 1997 Development Agreement.</i></p> <p>4.8MM-1(b) <i>The oak tree mitigation strategy shall be developed for impacts to oak trees from the off-site sewer line. Prior to the recording of final map, the applicant shall develop an oak tree mitigation strategy pursuant to the City of Rocklin Oak Tree Ordinance, for the review and approval of the Community Development Department.</i></p>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.8I-2 Construction-related disturbance to oak trees not anticipated for removal.	PS	4.8MM-2 <i>The project developer shall prepare an oak tree preservation plan to minimize damage to on-site oak trees and off-site oak trees associated with the off-site sewer alignment during the construction of the project, replace any oak trees damaged or killed by development of the project or off-site improvements, and plant additional trees or otherwise compensate for tree loss as determined by the Community Development Director. The plan shall be reviewed and approved by the Community Development Director prior to issuance of a grading permit. The tree preservation plan shall be in compliance with the City of Rocklin Oak Tree Preservation Guidelines, as outlined in Section IV, Protection of Oaks Trees During Construction, which includes fencing at least 3 feet outside the dripline of the trees, fencing and signage to be installed by the developer around trees which could be damaged during construction, and avoidance of excessive grading around the preserved trees.</i>	LS
4.8I-3 Impacts to special-status grassland plant species.	LS	<i>None required.</i>	N/A
4.8I-4 Construction-related impacts to riparian and seasonal wetland habitat due to intrusion.	PS	4.8MM-4(a) <i>The appropriate CWA Section 404 permit shall be acquired by the developer for the construction of the proposed project and the filling of Clover Valley Creek, Antelope Creek, and the riparian areas, if applicable. An individual permit under Section 404 of</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>the Clean Water Act is required for impacts to waters of the U.S., including wetlands greater than 0.5 acres. As part of the individual permit, National Environmental Protection Act (NEPA) compliance and a Section 404(b) (1) Alternatives Analysis must be completed. A copy of the approved Section 404 permit shall be provided to the Community Development Department prior to issuance of a grading permit. CWA Section 401 water quality certification or waiver will also be required in order to obtain an individual permit.</i></p> <p><i>4.8MM-4(b) Prior to issuance of a grading permit, the developer shall submit to the CDFG a formal verified wetland delineation based on current regulations of the Corps. The delineation shall include but not be limited to a determination of the nature of the jurisdiction of Clover Valley Creek, Antelope Creek, and the riparian areas within the project site and at off-site sewer line locations. If the CDFG determines that jurisdictional waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary.</i></p> <p><i>If CDFG determines that jurisdictional waters would be impacted by the proposed project or the off-site sewer line extension, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Section 1600 of the California Fish and Game Code, for any activities affecting the bed, bank, or associated riparian vegetation. If required, the project developer shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits for any work related to Clover Valley Creek, Antelope Creek, or the riparian areas.</i></p> <p>4.8MM-4(c) <i>The acreage of jurisdictional habitat removed on the project site and at off-site sewer line extension locations shall be replaced on a “no-net-loss” basis in accordance with Corps and CDFG regulations. The following process shall be used in planning for replacement:</i></p> <ul style="list-style-type: none"> <i>• A conceptual on-site wetlands mitigation plan shall be arranged for by the developer, including an agreed-upon replacement ratio of wetlands with the Corps. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements.</i> <i>• The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, the Corps. The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>funding from the project developer.</i></p> <p><i>It should be noted that the applicant has obtained a permit from the U.S. Army Corps of Engineers. Prior to issuance of a grading permit, the applicant shall provide verification to the City Engineer that the permit from the U.S. Army Corps of Engineers is valid and reflects the current project design.</i></p> <p><i>4.8MM-4(d) For areas within 200 feet of riparian habitat, temporary high visibility fencing shall be used for the duration of construction activities, on or off the project site. To prevent inadvertent impacts from encroachment into this area, fencing shall be placed 75 feet away from the outside edge of riparian vegetation and/or the dripline of riparian trees (except where project improvement plans require construction within that 75-foot buffer). Where project improvement plans require construction activities to occur within that 75-foot buffer, fencing should be placed at the limits of the required construction activity. Placement of the fencing should be determined by a qualified biologist prior to construction. The fencing shall be monitored by the Community Development Department during the construction period to assure the success of this action.</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>4.8MM-4(e) <i>A determinate survey for Sanford's arrowhead shall be performed by a qualified biologist within one year prior to construction and within the appropriate blooming season for the species (May through October). If, as a result of the survey(s), Sanford's arrowhead is determined not to occur on the sites, further action shall not be required. If Sanford's arrowhead is detected on site, locations of these occurrences shall be mapped with GPS and consultation with CDFG shall be initiated, and a mitigation plan shall be prepared based on the consultation. The plan shall detail the various mitigation approaches to ensure no net loss of plant species.</i></p>	
<p>4.8I-5 Long-term operational impacts to riparian and seasonal wetland habitat due to intrusion.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>4.8I-6 Conversion of grassland habitat.</p>	<p>S</p>	<p><i>None feasible.</i></p>	<p>SU</p>
<p>4.8I-7 Construction impacts to riparian and aquatic habitats.</p>	<p>PS</p>	<p>4.8MM-7 <i>Final alignments of the creek crossings and construction techniques shall be implemented as required by Corps, CDFG, and Sacramento Valley Regional Water Quality Control Board. Consideration of the alignments and construction techniques would include the following measures:</i></p> <ul style="list-style-type: none"> • <i>Construction shall occur during non-breeding times for raptors and fish;</i> 	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>The creek-crossing area shall be restored at the time of the completion of the construction activities, including replanting with native grasses, shrubs and trees;</i> • <i>Conditions of state and federal permits for impacts on waters of United States shall be obtained and implemented;</i> • <i>Wetlands shall be protected during construction by use of orange mesh fencing to denote their boundaries. Once the location of any creek crossing is determined, the construction zone (corridor) shall be flagged to allow easy identification. Heavy equipment shall be operated only within this designated corridor;</i> • <i>The project applicant shall design and implement a siltation and erosion control program for stream crossing areas prior to construction to the satisfaction of the City Engineer; and</i> • <i>Erosion and sediment control measures shall be monitored by the contractor. The contractor shall keep records of the monitoring to be made available to the City Engineering Department for ensuring compliance with the erosion control program.</i> 	
4.8I-8 Long-term operational impacts to riparian and aquatic habitat.	S	4.8MM-8 <i>Prior to the approval of final maps, the project applicant shall incorporate a management plan into the project SWPPP and implement plan measures.</i>	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>The plan shall contain specific maintenance procedures designed to minimize both the production of site runoff due to reclaimed water in wet years (i.e., when antecedent soil moisture is high and urban requirements generate small volumes of surface runoff) and residual contaminants in applied chemical amendments. The plan shall implement source control BMPs to eliminate water quality contaminants originating from proposed development of the project site. BMPs may include fiber rolls for erosion control, temporary gravel bags around drainage inlets, temporary cross-slope drains along roads, and revegetation in areas of cut or fill slopes. The RWQCB would inspect the project site over the construction period and at unspecified intervals after project completion, until the site is fully revegetated. This inspection regime normally continues for two or three years following the cessation of construction. If violations of the permit conditions are revealed during the agency inspections, the RWQCB would alert the applicant and the applicant would be required to correct the violations to the satisfaction of the Board.</i></p>	
4.8I-9 Loss of oak woodland habitat.	LS	<i>None required.</i>	N/A
4.8I-10 Impacts to raptors and migratory birds.	PS	<p><i>4.8MM-10(a) Prior to issuance of a grading permit, the project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>breeding-season raptor survey (approximately February 15 through August 1) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on the site, directly adjacent to the proposed project site, or at off-site locations where the off-site sewer line is proposed.</i></p> <p><i>If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</i></p> <p><i>A report shall be submitted to the City of Rocklin following the completion of the survey that includes, at the minimum, the following information:</i></p> <ul style="list-style-type: none"> <i>• A description of methodology including dates of field visits;</i> <i>• The names of survey personnel with resume;</i> <i>• A list of references cited and persons contacted; and</i> <i>• A map showing the location(s) of any raptor nests observed on the project site.</i> <p><i>If the above survey does not identify any nesting raptor species on-site, adjacent to the site, or at off-</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>site proposed sewer line locations, further mitigation would not be required. However, should any raptor species be found nesting at any of the surveyed locations, the following mitigation measures shall be implemented.</i></p> <p><i>4.8MM-10(b) Prior to issuance of a grading permit, the following mitigation measures shall be completed for the review and approval by the City Engineer. The project applicant, in consultation with the City of Rocklin and CDFG, shall avoid all birds of prey nest sites located at any on- or off-site project locations during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone would be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.</i></p> <p><i>4.8MM-10(c) If the nest of any legally-protected species is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>4.8MM-10(d) If construction is proposed by the developer during the breeding season (February to August) of special-status migratory bird species, the project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction migratory bird survey of the on- or off-site project location during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified biologist in order to identify active nests of any special-status bird species on the project site. The results of the survey shall be submitted to the Community Development Department. If active nests are not found during the pre-construction survey, further mitigation is not required. If active nests are found, an adequately sized buffer zone, to be determined based on CDFG consultation, shall be established around the active nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between February 1 and September 1. Any trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (September to January).</i></p>	
<p>4.8I-11 Impacts to Valley elderberry longhorn beetle.</p>	<p>PS</p>	<p><i>4.8MM-11(a) This mitigation measure is identified for the on-site development. The terms, conditions, and measures as</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>outlined in the USFWS Biological Opinion shall be implemented by the applicant. Conservation measures are listed below for reference, although it should be noted that the applicant shall be responsible for all the terms of the Biological Opinion:</i></p> <ul style="list-style-type: none"> • <i>Prior to issuance of a grading permit, the one affected elderberry shrub shall be transplanted to an on-site conservation area. Transplanting shall occur while the plant is dormant, between November and the first two weeks of February, after it has lost its leaves. USFWS shall be consulted prior to transplantation and a USFWS-approved biologist shall monitor the transplanting activities. This shrub shall be transplanted according to the USFWS's Beetle Conservation Guidelines.</i> • <i>Prior to issuance of a grading permit, to compensate for adverse effects to beetles inhabiting the one elderberry shrub that shall be transplanted or directly affected as a result of construction activities associated with the proposed project, the applicant shall plant four (4) elderberry seedlings and four (4) associated native plants within the on-site conservation area.</i> • <i>The conservation area shall be managed and</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>monitored in perpetuity as outlined in the Beetle Conservation Guidelines, including the management and monitoring of the conservation area for either ten (10) consecutive years or seven (7) years over a 15-year period, with monitoring reports submitted for each monitoring year.</i></p> <ul style="list-style-type: none"> <i>The Valley Elderberry Longhorn Beetle Mitigation Monitoring Plan [for the] 622-Acre Clover Valley Project, Placer County, California (MMP; Foothill Associates 2004), which describes the long-term protection of this conservation area in order to protect the area in perpetuity as habitat for the beetle, shall be adhered to.</i> <i>The contractors and all construction personnel shall be briefed on the need to avoid damaging the elderberry plants and on the possible penalties for not complying with these requirements. This program shall provide workers with information on their responsibilities with regard to the VELB, an overview of the life-history of this species, information on take prohibitions, protections afforded this animal under the Act, and an explanation of the relevant terms and conditions of the Biological Opinion. Written documentation of the training must be submitted to the Sacramento Fish and Wildlife Office within 30 days of completion of the training.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • A USFWS-approved biologist shall inspect construction-related activities at the proposed project site to ensure that no unauthorized take of federally-listed species or destruction of their habitat occurs. The biologist shall be available for monitoring throughout all phases of construction that may result in adverse affects to the VELB. • Prior to issuance of a grading permit, high visibility fencing shall be erected around the habitats of the VELB to identify and protect these Environmentally Sensitive Areas (ESAs) from encroachment of construction personnel and equipment. Fencing shall be established at a minimum setback of 100 feet from the dripline of each of the four elderberry shrubs on the project site which will not be removed or transplanted. Physical alteration of any type shall not occur within the area enclosed by the fencing. The fencing shall be inspected before the start of each work day and maintained by the project applicants until completion of the project. The fencing shall be removed only when the construction of the project is completed. Signs shall be posted every 50 feet along the edge of the ESAs, with the following information: "This area is habitat of federally-threatened and/or endangered species, and must not be disturbed. These species are 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment.” The signs shall be clearly readable from a distance of 20 feet, and shall be maintained for the duration of construction. Project construction within 100 feet of the on-site elderberry shrubs shall be prohibited during the beetle emergence and mating period (March 15 through June 15) to eliminate any indirect effects of construction on the beetle or its eggs.</i></p> <ul style="list-style-type: none"> <i>A post-construction walkthrough shall be conducted to assess whether any damage occurred to vegetation within the buffer area. Damage may include accidental cutting of vegetation or visible physical damage to roots, stems, and leaves. If damage is observed, vegetation within the buffer areas shall be restored with appropriate native plant species. Erosion control measures and exotic weed abatement measures shall be implemented. If unanticipated damage is done to elderberry shrubs, the USFWS shall be notified and appropriate compensation shall be implemented.</i> <p><i>4.8MM-11(b) This mitigation measure is identified for the off-site sewer line improvements. A qualified biologist shall conduct a pre-construction survey of the project site</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>for elderberry shrubs in accordance with USFWS protocol. A letter report documenting the results of the survey shall be submitted to the Community Development Department. If no elderberry shrubs are located, no further mitigation is required.</i></p> <p><i>If elderberry shrubs are located on the project site and if impacts to individual elderberry bushes cannot be avoided, a program of transplantation and/or replacement for the elderberry bushes shall be developed in accordance with the requirements of USFWS. Each elderberry stem measuring 1.0 inch or greater in diameter at ground level that is adversely affected (i.e., transplanted or destroyed) must be replaced with elderberry seedlings or cuttings at a ratio ranging from 2:1 to 5:1 (new plantings to effected stems) dependent on the presence/absence and density of beetle exit holes in the effected bush. The exact ratio and specific conditions related to the transplantation or replacement requirement would be determined through consultation with the USFWS.</i></p>	
4.8I-12 Impacts to northwestern pond turtle.	PS	4.8MM-12 A pre-construction survey for western pond turtle shall be conducted by a qualified biologist prior to and within 30 days of start of any grading or construction activities, to determine presence or absence of this species on the project site and at off-site locations where the sewer line would be	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>constructed. This survey shall include looking for turtle nests within the construction area. If northwestern pond turtles are not found at surveyed locations on or off the project site, no further mitigation is required. If juvenile or adult turtles are found within the proposed construction areas, the individuals shall be moved out of the construction sites with technical assistance from CDFG. If a nest is found within the construction areas, construction shall not take place within 30 meters (100 feet) of the nest until the turtles have hatched.</i></p> <p><i>If a turtle is observed on the sites, construction crews shall be alerted to the possible presence of aquatic species and work shall cease in the area until the turtle can be moved to a safe location consistent with CDFG regulations. The above shall be completed for the review and approval by the City Engineer. If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</i></p>	
4.81-13 Impacts to freshwater marsh-occupying birds.	PS	4.8MM-13 <i>Pre-construction freshwater marsh-occupying bird surveys shall be conducted on the project site and at off-site sewer improvement locations, no more than 30 days prior to the start of ground disturbing activities, per consultation with CDFG, during the appropriate activity period for each species. If no</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>freshwater marsh-occupying birds are identified, no further mitigation is required.</i></p> <p><i>Where a non-listed species is identified in the impact areas, construction activities shall be scheduled to occur outside of the breeding season and/or individual(s) shall be relocated away from the impact area according to agency protocols (if any). If monitoring of construction activities is required (by those agency protocols) it shall be conducted by a qualified biologist and reported to the appropriate agency (i.e., that agency with expressed interest in the subject species).</i></p> <p><i>Where a listed species would be affected, appropriate permitting would be pursued with the agency (or agencies) having regulatory authority over it. Mitigation measures stipulated in the appropriate permitting instrument (i.e., a Management Agreement with the CDFG) would be imposed. If monitoring of construction activities is required (by a permitting instrument) it shall be conducted by a qualified biologist and reported to the appropriate agency (i.e., that agency with expressed interest in or regulatory authority over the subject species).</i></p>	
4.8I-14 Disturbance to active bat maternity roosts.	PS	4.8MM-14 <i>The applicant shall avoid removing on-site and off-site snags and structures during the maternity season</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>for special-status bats, which is June through August. If removal of snags and structures occurs September through May, no further mitigation is required. If removal of snags and structures must be conducted during the maternity season for bats, pre-construction surveys shall be conducted by a qualified biologist in consultation with the appropriate agency (i.e., that agency with expressed interest in or regulatory authority over the subject species) to determine the presence or absence of these species. If determined to be present, the bats shall be removed utilizing standard non-invasive exclusion methods, implemented by a qualified biologist, with permit approval, and in consultation with CDFG.</i></p>	
4.8I-15 Impacts to special-status fish.	PS	<p>4.8MM-15(a) <i>The project applicant shall comply with the following terms and conditions outlined in the Biological Opinion for the on-site development and in the Biological Opinion for the off-site sewer improvements, if one is required.</i></p> <ul style="list-style-type: none"> • <i>All in-channel work shall occur only between June 1 and October 15;</i> • <i>Best management practices shall be employed during all phases of construction to minimize soil erosion, removal of wetland and riparian vegetation, siltation, and introduction of pollutants</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>to the creek;</i></p> <ul style="list-style-type: none"> • <i>When practical, during construction of the stream crossings, workers shall perform work from the top of the creek banks for the purposes of avoiding work and heavy equipment in flowing water, disturbing creekbank vegetation, and instream habitat. All riparian vegetation that is removed or destroyed shall be replaced on-site at a 3:1 ratio;</i> • <i>If cofferdams are used, water pumped out of the dam, which may be turbid or that contacts wet concrete shall be pumped out and disposed of outside the creek channel in a location, such as a detention pond, where it will not re-enter the flow of the creek; and</i> • <i>Culverts not intended to be used as flood control devices shall be designed so they do not impede fish migration or alter channel characteristics, such as by using bottomless arches and being sized to accommodate the active channel width, as described in NOAA Fisheries Fish Passage Guidelines.</i> <p><i>4.8MM-15(b) The Corps shall ensure that impacts resulting from habitat loss or reduction in water quality are minimized, by utilizing the following terms and conditions as consistent with the Biological Opinion:</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>The Corps shall ensure the VortechTM filtration system is maintained in perpetuity to ensure they are functioning properly to remove pollutants and protect water quality. A copy of the maintenance contract shall be submitted to NOAA Fisheries within 90 days following completion of installation;</i> • <i>The applicant shall send a report at project construction completion with a written description of instream construction activities and implementation of proposed minimization measures. The report shall include photographs of all the stream crossings before, during, and immediately after the project is completed for the purpose of developing a reference library of instream and riparian habitat characteristics; and</i> • <i>Water quality shall be monitored before construction as a baseline and during the first rainy season after project completion to ensure the filtration systems are functioning properly. Samples shall be taken from below at least five stormwater outlets and shall capture the “first flush” storm. NOAA Fisheries must review and approve of the final design of the monitoring plan prior to implementation. A monitoring report shall be submitted to NOAA Fisheries within 90</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

Table 2-2 Summary of Impacts and Mitigation Measures			
Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>days following completion of sampling.</i>	
4.8I-16 Cumulative biological impacts to vegetation and wildlife, in combination with other projects in the Rocklin area.	S	<i>None feasible.</i>	SU
4.9 Geology			
4.9I-1 Impacts related to grading and slope stability.	PS	<p>4.9MM-1(a) <i>The developer shall submit Small Lot Design Guidelines for the review and approval of the City of Rocklin which include the following:</i></p> <ul style="list-style-type: none"> • <i>Delineation of building envelopes;</i> • <i>Delineation of open space areas;</i> • <i>Delineation of driveway access;</i> • <i>Suggested methods of site development including treatment of cuts, fills and retaining walls, and appropriate adaptive foundations on individual lots of 20 to 29 percent slope; lot-by-lot design approval shall be conducted on these sites. Grading of lots sloping 15 to 30 percent shall be designed by a licensed civil engineer and shall include site-adaptive foundations and terracing of commercial parking lots. (See 1995 Annexation EIR for sketches illustrating potential site-adaptive techniques.); and</i> • <i>Master Drainage Plan for graded and non-graded subdivisions.</i> 	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>4.9MM-1(b) <i>Prior to the approval of Improvement Plans, geotechnical studies shall be completed for each phase of development, including development of the major roads, to evaluate soil and rock conditions to provide allowable gradients for cut and fill slopes as well as appropriate construction techniques. The studies shall be submitted for the review and approval of the City Engineer.</i></p> <p>4.9MM-1(c) <i>All phases of project development shall be designed to maximize the use of retaining walls, terracing, and avoidance of steep areas. Grading plans for subdivision preparation shall adhere to this goal. In addition, Small Lot Design Guidelines shall specify appropriate fill design and limits. The grading plans shall be submitted for the review and approval of the City Engineer prior to the approval of Improvement Plans.</i></p> <p>4.9MM-1(d) <i>All phases of development shall protect slopes from concentrated runoff and sheetflow originating from developed areas by incorporating construction methods specified in the project Small Lot Design Guidelines. Possible techniques to be used include:</i></p> <ul style="list-style-type: none"> • <i>Lined v-ditches to drain water away from the slope face.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • Benches and drainage ditches on slopes greater than 30 feet in height. <p>4.9MM-1(e) Slope protection measures shall be included on the grading plans for the major roadways identified in the LSLTSM. Possible slope protection measures may include, but are not limited to, re-vegetation of slopes (with native foliage if applicable), or retaining walls with intercepting drainage components. The grading plans shall be submitted for the review and approval of the City Engineer prior to Improvement Plan approval.</p> <p>4.9MM-1(f) Prior to approval of improvement plans, a plan for the storage of excess fill materials shall be submitted for the review and approval of the City Engineer. The plan shall identify measures to prevent erosion of the stockpiled soil.</p>	
4.9I-2 Impacts as a result of alteration of the topography.	PS	<p>4.9MM-2 The grading plans for infrastructure associated with the proposed project shall indicate the following for the review and approval of the City Engineer:</p> <ul style="list-style-type: none"> • Roadway rights-of-way shall be graded only to the extent needed to install roads and utilities. Specific site plans shall be reviewed to determine where sidewalks or on-street parking could be restricted to allow for narrowed streets. 	SU

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Overgrading to dispose of soil or to remove viable existing plant growth shall not be permitted. The effect of narrower road-widths and terraced retaining walls on cross-slopes of 20-percent or greater shall be assessed;</i></p> <ul style="list-style-type: none"> • <i>As required in the City of Rocklin Construction Specifications Improvement Standards, City grading standards shall be adhered to. In addition, the Master Grading Plans for each subdivision/development shall recommend appropriate grading techniques including cut/fill treatment. Methods to reduce the height and visual impact of cuts/fills shall be included such as terracing of cuts, revegetation techniques, etc. where appropriate;</i> • <i>Grading associated with detention basins shall be confined to the specific area forming the boundaries of the basin;</i> • <i>Construction fencing shall be erected within and/or around all intensive grading sites as determined by the City Engineer to protect desirable features and limit grading impacts. These areas include the park sites, detention ponds, commercial site, and home sites on wooded hillsides; and</i> • <i>All cuts and fills associated with project roadway construction, or the construction of future</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>commercial and recreational or public components of the project (excluding cuts and fills associated with home construction on a single-family lot) shall be re-vegetated. Re-vegetation plans shall be submitted with grading plans.</i>	
4.9I-3 Impacts related to seismic hazards.	PS	<p>4.9MM-3(a) <i>Construction of cut or fill slopes of gradients of 2:1 (horizontal to vertical) or flatter will reduce the potential for earthquake-induced landslides. Cut slopes shall be reviewed by the City Engineer and the Public Works Director prior to and during construction for adverse conditions, such as fractures, clay seams, or seepage, that may affect slope stability. Cut slopes proposed at gradients steeper than 2:1 shall be evaluated for theoretical stability by a qualified geotechnical expert. A geotechnical report shall be submitted for cut slopes steeper than 2:1 for the review and approval of the City Engineer prior to approval of Improvement Plans.</i></p> <p>4.9MM-3(b) <i>Design-level geotechnical studies shall be submitted which address the possibility of liquefaction of sediments on the valley floor. The study shall be reviewed and approved by the City Engineer and Building Official prior to the issuance of building permits.</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		4.9MM-3(c) <i>Prior to the issuance of building permits, the City Building Official shall ensure that structures are designed and shall be constructed in accordance with UBC guidelines for Seismic Zone III.</i>	
4.9I-4 Impacts related to groundwater seepage.	PS	4.9MM-4 <i>Prior to issuance of a grading permit, the City Engineer shall review the plans to ensure they indicate that if shallow ground water exists at the time of proposed grading, subdrainage shall be installed in advance of the grading operations to de-water soils within the depth of influence of grading to the extent reasonable. A qualified geologist and/or geotechnical engineer shall estimate the configuration and design of the subdrain systems during exposure of field conditions at the time of or immediately before construction. The contractor may also recommend an alternative which may be mutually agreed upon by the City Engineer and Public Works Director.</i>	LS
4.9I-5 Impacts related to foundation support and expansive soils.	PS	4.9MM-5 <i>Prior to the approval of Improvement Plans, the developer shall submit a soil investigation for the review and approval of the City Engineer and Building Official which evaluates soil and rock conditions particularly the potential for expansive soils. The study shall recommend appropriate roadway construction and foundation techniques. This Mitigation Measure shall be consistent with 4.9MM-3(c).</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.9I-6 Impacts to mineral resources.	LS	<i>None required.</i>	N/A
4.9I-7 Impacts related to soil erosion.	PS	4.9MM-7 <i>Prior to approval of final maps, the applicant shall submit for the review and approval of the Public Works Department an Erosion Control Plan, including BMPs as outlined in Mitigation Measure 4.11MM-3 of the Hydrology and Water Quality chapter (Chapter 4.11) of this Draft EIR. The Erosion Control Plan shall also be in compliance with the requirements of the City's grading ordinance.</i>	LS
4.9I-8 Impacts related to excavation/blasting.	PS	<i>Implement Mitigation Measure 4.6MM-5(b).</i>	LS
4.9I-9 Geological impacts related to the off-site sewer.	PS	<i>Implement Mitigation Measure 4.6MM-5(b), 4.9MM-4, 4.9MM-8, 4.11MM-3.</i>	LS
4.9I-10 The cumulative potential for geological impacts and hazards resulting from the proposed project in combination with existing and future developments.	LS	<i>None required.</i>	N/A
4.10 Hazards			
4.10I-1 Impacts due to the presence of pesticide and herbicide residues on the project site.	LS	<i>None required.</i>	N/A
4.10I-2 Impacts from polychlorinated biphenyl (PCB)-containing transformers.	PS	4.10MM-2 <i>Prior to the approval of the final maps, the project applicant shall provide to the City of Rocklin an assessment conducted by PG&E pertaining to the contents of the existing on-site pole-mounted</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>transformer located on the project site. If the transformer is found to be a non-PCB-containing transformer, further mitigation shall not be required. If the transformer is found to be a PCB-containing transformer, the maintenance and/or disposal of the transformer shall be subject to the regulations of the Toxic Substances Control Act (TSCA) under the authority of the Placer County Environmental Health Department.</i></p>	
<p>4.10I-3 Impacts relating to the presence of underground storage tanks.</p>	<p>PS</p>	<p>4.10MM-3(a) <i>Prior to issuance of a grading permit and any ground disturbance on the project site, including preliminary grading and trenching for infrastructure, the applicant shall provide an additional assessment of the project site for the review and approval of the City Engineer. If contaminants are not detected in the environmental assessment, further mitigation shall not be required. If contamination is identified, a remediation plan shall be submitted, and all contaminants shall be removed to the satisfaction of the City of Rocklin and Placer County Environmental Health Department.</i></p> <p>4.10MM-3(b) <i>Prior to issuance of a grading permit and any ground disturbance on the project site, including preliminary grading and trenching for infrastructure, the applicant shall obtain a permit to abandon the on-site septic system from the Placer County Environmental</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>Health Department. The applicant shall provide the following information for the Environmental Health Department to process the request: the assessor's parcel number(s); site soils information; and a detailed site plan including active or inactive wells, water or drainage courses, landscape contours, structures, property lines, and easements.</i>	
4.10I-4 Impacts due to the presence of on-site groundwater wells.	PS	4.10MM-4 <i>Prior to the issuance of a grading permit, including preliminary grading and trenching for infrastructure, the applicant shall obtain a destruction permit to abandon the on-site well from the Placer County Environmental Health Department. A licensed well drilling contractor shall abandon the on-site groundwater wells in accordance with State regulations. Confirmation of the abandonment shall be submitted to the Environmental Health Department.</i>	LS
4.10I-5 Impacts related to the increased risk of wildland fires.	PS	Implement Mitigation Measures 4.12MM-5(a) through (i). 4.10MM-5(a) <i>All residential units constructed before operation of a new fire station in the vicinity of the project site shall be designed with fire suppression sprinkler systems.</i> 4.10MM-5(b) <i>When residential structures are developed, an approved fire apparatus access shall be provided to within 150 feet of all portions of the first floor as measured by an approved route around the exterior</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>of the building. Structures not capable of meeting this requirement shall be considered a special hazard and have installed a fire sprinkler system.</i></p> <p>4.10MM-5(c) <i>The City of Rocklin Fire Department shall, as necessary, ensure the installation of radio repeater towers within the proposed project area.</i></p>	
<p>4.10I-6 Impacts due to landscaped areas or detention basins providing areas where mosquitoes can breed.</p>	<p>PS</p>	<p>4.10MM-6(a) <i>Minimize nuisance water runoff in landscaped public areas by using drip irrigation systems, adjusting sprinklers to prevent runoff, and by landscaping with drought tolerant, native vegetation. Also, provide information to homeowners about controlling landscape irrigation on their private property.</i></p> <p>4.10MM-6(b) <i>Provide a long-term management plan that includes the following:</i></p> <ul style="list-style-type: none"> • <i>Adequate funding for maintenance of ditches and detention basins. The maintenance activities shall include removal of cattails and other emergent vegetation, sediment, and trash/debris.</i> • <i>Detention basins shall be designed to drain within a 72 hour period.</i> • <i>Placer Mosquito Abatement District staff shall be provided access to inspect and, when necessary, treat the ditches and detention basins.</i> 	<p>LS</p>
<p>4.10I-7 Long-term hazard-related</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
impacts from the proposed project in combination with existing and future developments in the Rocklin area.			
4.11 Hydrology and Water Quality			
4.11I-1 Impacts resulting in a change in peak stormwater flows.	PS	<p><i>4.11MM-1(a) The applicant shall prepare a final master drainage plan for City approval prior to approval of the final maps. The final master drainage plan shall include the final design of the roadway crossings of Clover Valley Creek. The Valley Clover Way and Nature Trail Way roadway crossings shall restrict flows slightly more than the proposed structures to ensure peak flows are not increased. The final LOMR must include the final design of the roadway crossings. The final hydrologic and hydraulic modeling for the final master drainage plan shall include the 10 cfs overflow from Whitney Reservoir.</i></p> <p><i>The final master drainage plan shall establish an O&M program for drainage facilities not addressed in the City's standard maintenance program to ensure the proposed drainage facilities are free of obstructions, excess sediment deposition, and inappropriate vegetation. The program shall include the following:</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>The agency(s) and/or organization(s) responsible for maintenance for the following drainage facilities shall be clearly identified.</i> <ul style="list-style-type: none"> a. <i>Detention basins and associated bridges.</i> b. <i>Drainage easements.</i> c. <i>Underground piped drainage systems</i> d. <i>Ditches and open channels</i> e. <i>Clover Valley Creek;</i> • <i>The project applicant shall form or enter into an existing Community Facilities District (CFD) or other approved funding mechanism that collects funds from the private property owners (not from City-owned park or open space lands) to fund the above maintenance and monitoring activities in perpetuity. The stormwater CFD or other approved funding mechanism and the collected funds shall be dedicated to these activities and not used for other activities. The City shall have the ability to increase or decrease the value of the assessment as needed to continue to fund these activities in perpetuity. The CFD or other approved funding mechanism shall be managed by the City. A Home Owners Association (HOA) is not an adequate mechanism for collecting these funds because the home owners can change the activities or assessments of the HOA;</i> • <i>Access easements to drainage facilities for</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>agency(s) and organization(s) responsible for maintenance activities, including the ditches that will be located behind houses shall be provided; and</i></p> <ul style="list-style-type: none"> <i>The regulatory permits required for ongoing maintenance activities shall be obtained.</i> <p><i>4-11MM.1(b) Final maps shall include provisions to participate in the City-wide drainage program which may include payment of the Dry Creek Watershed drainage fee. The project shall pay the drainage fee being collected by the City for the Dry Creek Watershed. These fees are used to fund improvements that are planned by the PCFCWCD to address regional or cumulative flooding problems.</i></p> <p><i>4-11MM.1(c) The applicant shall construct both the Nature Trail Way and Valley Clover Way crossings within the first phase of project construction.</i></p>	
4.11I-2 Impacts due to exposure of residents to flood hazard.	PS	<i>Implement Mitigation Measure 4.11MM-1(a).</i>	LS
4.11I-3 Impacts as a result of construction-phase erosion.	PS	<i>4.11MM-3(a) Construction shall be scheduled to minimize construction activities in "high-risk areas" and the amount of active disturbed soil areas during the rainy season (Oct. 15 to May 1). "High-risk areas" include those areas within 50 feet of USGS watercourses, 100-year flood plains, regulated wetlands, and where</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>slopes exceed 16 percent.</i></p> <p><i>Unless specifically authorized by the City Engineer or his designees during the rainy season, the developer shall not schedule construction activities in “high risk areas” or schedule to have more area of active disturbed soil than can be managed in conformance with the regulations of the City of Rocklin, the Water Quality Control Board, or any other agency having jurisdiction in this area.</i></p> <p><i>4.11MM-3(b) Comply with, at minimum, the provisions of the State General Construction Activity Permit, which requires a Notice of Intent (NOI) to be filed with the SWRCB, the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and the implementation of Best Management Practices (BMPs) and Best Available Technologies (BATs) to control construction-site runoff. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (California Storm Water Best Management Practices Handbook 1993), the Bay Area Stormwater Management Agencies Association Start at the Source-Design Guidance Manual, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>development. Mechanisms to maintain the BMPs shall also be identified in the plan for the review and approval of the City Engineer. BMPs that shall be used during construction of the proposed project include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Scheduling: Weather conditions shall be a factor in scheduling of construction activities. The contractor shall be required to obtain and have on site all required SWPPP materials no later than October 1st of any construction year. All areas with grading operations that have been completed shall be required to be provided with appropriate BMPs as that grading is completed. The exception to this requirement shall be placement of hydroseeding, which can take place at a time commensurate with germination;</i> • <i>Preservation of Existing Vegetation: The project shall be required to limit all construction activities so as to preserve the maximum amount of existing vegetation;</i> • <i>Hydraulic Mulch: Portions of the site that remain undisturbed during the wet season shall be hydro-mulched to prevent sediment migration. Locations of the project to receive a hydraulic mulch treatment shall be identified once clearing and grubbing of the project site has been</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>completed;</i></p> <ul style="list-style-type: none"> • <i>Hydroseeding: A City-approved hydroseed mix shall be applied to all disturbed slopes and graded areas not under construction based on manufacturers recommendations as to seed type and timing for seed germination;</i> • <i>Soil Binders: Soil binders shall be required where identified by the soils engineer;</i> • <i>Straw Mulch and Wood Mulch: Straw and wood mulch shall be added, if necessary, to areas disturbed by grading to retard erosion and sediment transfer on slopes steeper than three percent;</i> • <i>Geotextiles and Mats: All slopes steeper than 3:1 shall be required to be protected with geotextiles and/or mats. The geotextiles/mats shall be fixed in place with manufacturers recommended anchors, staples and/or another approved approach;</i> • <i>Earth Dikes and Drainage Swales: Winterization grading shall provide for use of earthen dikes and drainage swales to intercept runoff and direct it to controlled discharge locations where additional treatment can occur;</i> • <i>Velocity Dissipation Devices: Graded roadways in excess of four percent slope shall require the use of velocity dissipation devices. These devices</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>could include, but not be limited to, rip rap swales, chevrons and weirs. Erosion control plans prepared with the grading plans shall identify the location and nature of the velocity dissipation devices; and</i></p> <ul style="list-style-type: none"> • <i>Slope Drains: Slopes drains will be designed to prevent concentrated flows from leaving graded areas. Erosion control plans prepared with the grading plans shall identify the location and nature of the slope drains.</i> <p><u><i>Sediment Control</i></u> <i>Sediment control BMPs shall be required at appropriate locations along the site perimeter and at all operational internal storm drain inlets at all times during the rainy season. During the non-rainy season, the discharger is responsible for ensuring that adequate sediment control devices are available to prevent sediment discharges at the downgrade perimeter and operational inlets in the event of a predictable storm. The following sediment control BMPs shall be implemented on this construction site:</i></p> <ul style="list-style-type: none"> • <i>Silt Fence: Silt fences shall be constructed along the perimeter of Clover Valley Creek. Fences shall also be included at the toe of slopes along ridge developments;</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>Sediment Basin: The project shall be required to construct a series of temporary sediment basins that shall generally be sited based on low points along roadways. Erosion control plans prepared with the grading plans shall identify the location and nature of the sediment basins;</i> • <i>Fiber Rolls. Fiber rolls shall be installed around the perimeter of the graded portions of the site to minimize the amount of sediment that discharges from the site and prevent any runoff from entering the site;</i> • <i>Street Sweeping and Vacuuming. Any sediment discharged from the site shall be removed from the streets by the end of the day, and prior to anticipated storm events.</i> • <i>Storm Drain Inlet Protection. Drain inlets shall be protected with gravel bags or other ponding device and filter bag inserts;</i> • <i>Tracking Control. The following BMPs have been selected to reduce sediment tracking from the construction site onto private or public roads;</i> • <i>Stabilized Construction Entrance. Stabilized construction entrances shall be constructed to limit the amount of sediment that is tracked on to public roadways from the site; and</i> • <i>Stabilized Construction Roadway: Roadways within the project shall be required to be</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>stabilized with an aggregate base materials as soon as practicable in order to reduce sediment transfer.</i></p> <p><u>Wind Erosion Control</u> <i>The following BMP has been selected to control dust from the construction site.</i></p> <ul style="list-style-type: none"> <i>Wind Erosion Control: Dust control practices shall be implemented as necessary in accordance with Placer County Air Pollution Control District construction requirements.</i> <p><u>Waste Management and Materials Pollution Control</u> <i>The following BMPs have been selected to control waste and materials pollution.</i></p> <ul style="list-style-type: none"> <i>Material Delivery and Storage: Construction materials shall be required to be stored in designated areas that have been designed to prevent any contaminants from leaving those areas. Anticipated BMP's would include use of earthen berms along the perimeter of storage areas and the requirement for providing protective covers over potentially sensitive materials;</i> <i>Stockpile Management. Temporary earthen</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>stockpiles shall be protected during anticipated major rainstorms by use of fiber rolls, silt fences or other approved materials along the outer perimeter of stockpile areas;</i></p> <ul style="list-style-type: none"> • <i>Spill Prevention and Control. Spill prevention shall be incorporated into all activities. Leaks and spills shall be cleaned up immediately. Small spills can be cleaned with a rag or absorbent material such as kitty litter or spill specific product. Minor spills that can be controlled by the first responder at the discovery of the spill can be cleaned with absorbent materials. Dispose of absorbent materials properly and never hose down or bury dry material spills;</i> • <i>For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the contractor shall notify the local emergency response and the governor's Office of Emergency Services Warning Center at 916-845-8911. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor shall notify the National Response Center at 800-424-8802. In the event of a significant spill, notification shall first be made by telephone and followed up with a written report;</i> • <i>Solid Waste Management. The contractor shall be</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>responsible for the collection and proper disposal of all solid waste materials within the project area. A solid waste plan shall be prepared outlining the collection points and time of collection;</i></p> <ul style="list-style-type: none"> • <i>Concrete Waste Management. A designated, centrally located concrete washout shall be used within the staging areas of the site; and</i> • <i>Sanitary/Septic Waste Management. Sanitary facilities shall be located in the staging areas.</i> <p><i>4.11MM-3(c) For each phase or unit of the project, the stormwater collection and treatment system shall be constructed during the summer so that these facilities shall be in place and in operation during the wet season.</i></p>	
4.11I-4 Impacts relating to post-construction erosion.	PS	<p><i>4.11MM-4 The final water drainage plan shall include a redesign of the storm drain systems to include piped systems down the hillsides (with energy dissipaters at the end of the pipes), or an extension of the storm drains system to the creek along the proposed roads, or an alternative design that meets erosion control and water quality standards. The final water drainage plan shall be submitted for the review and approval of the City Engineer prior to approval of the final maps.</i></p>	LS
4.11I-5 Impacts involving the degradation of water quality.	PS	<p><i>4.11MM-5(a) For each storm drain outfall, the applicant shall plan, design, and construct a Stormwater360 StormFilter stormwater treatment system. The plan and design</i></p>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>shall be submitted for the review and approval of the City Public Works Department prior to approval of final maps. Another manufacturer's treatment system may be used if it can be documented that it would provide the same level of treatment as the StormFilter system and would require an equivalent level of O&M.</i></p> <p><i>4.11MM-5(b) The applicant shall design and construct the storm drain outfalls using rock and deep rooted native riparian vegetation to slow the water velocity without causing erosion of the valley floor. The plan and design shall be submitted for the review and approval of the City Public Works Department prior to approval of final maps. The flow pathway from the outfall to Clover Valley Creek shall be designed to prevent erosion of the valley floor and to function as a water quality vegetated swale. The flow path should be designed using native vegetation and visually appear as a natural feature of the valley floor.</i></p> <p><i>4.11MM-5(c) The applicant shall work cooperatively with the City to identify which stormwater quality BMPs (from the CSQA Manual) shall be implemented and where they shall be implemented in the development project. The primary goal of this mitigation measure is to reduce the discharge of pollutants to the maximum extent practicable. BMPs could include, but are not limited to</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>the following:</i></p> <ul style="list-style-type: none"> • <i>Provide information to the residents of the proposed project about managing use of pesticides, herbicides, fertilizers, and other pollutants. Also provide information about controlling landscape irrigation.</i> • <i>Driveways could be paved with pervious pavement or un-grouted brick or stone pavers.</i> • <i>Driveways could be sloped to drain onto landscape areas rather than directly onto streets.</i> • <i>In the commercial areas, the parking lots could be designed to drain to grassy swales before entering the storm drain system.</i> • <i>Roof runoff could be directed into cisterns or rain barrels and later used for yard irrigation. This BMP helps capture the first flush of highly polluted runoff from rooftops.</i> • <i>Roof runoff could be directed into dry wells or infiltration trenches which allows the runoff to infiltrate into the ground. This BMP helps capture the first flush of highly polluted runoff from rooftops.</i> • <i>Roof runoff could be directed to flow over lawns or landscape areas rather than being piped out to the street gutter. This BMP helps remove sediment and associated pollutants before they enter the storm</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>drain systems and helps reduce peak runoff rates.</i></p> <ul style="list-style-type: none"> • <i>Loading docks should be properly designed to control runoff and run-on of stormwater.</i> • <i>Trash storage areas could be covered to reduce runoff and should be graded slightly above the adjacent ground to eliminate run-on.</i> • <i>Storm drain signage could be installed at each drain outlet to educate people that the storm drains flow to Clover Valley Creek.</i> • <i>Vegetated buffer strips could be used along some of the roadways in this development.</i> <p><i>Other BMPS that could be appropriate for this development are identified in the Bay Area Stormwater Management Agencies Association's Start at the Source – Design Guide Manual.</i></p> <p><i>4.11MM-5(d) Water quality monitoring (including biological monitoring which includes monitoring of the species and their abundance within the Creek and monitoring the overall toxicity of the Creek water and sediment to living organisms.) shall occur in Clover Valley Creek at the upstream and downstream edges of the development and at the most downstream detention basin. The list of constituents monitored should be consistent with the monitoring performed by the City and by the Dry Creek Council. The applicant shall</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>hire a qualified consultant to perform the water quality monitoring. Prior to construction, the consultant shall perform two rounds of water quality monitoring during wet weather events and one round of monitoring should occur during dry weather. During and after construction, the water quality monitoring shall be continued annually with at least two rounds of monitoring during wet weather events and one round of monitoring during dry weather. This ongoing monitoring shall be funded by the project applicant. Monitoring shall also be implemented to document the benefit of the agreed upon BMPs at up to four storm drains systems. Monitoring results shall be made available to the public.</i></p> <p><i>4.11MM-5(e) The project applicant shall determine the annual costs of the maintenance activities and water quality monitoring described in Mitigations Measures 1A through E. The project applicant shall form or enter into an existing Community Facilities District (CFD) or other approved funding mechanism to fund the above maintenance and monitoring activities in perpetuity. The CFD other approved funding mechanism and the collected funds shall be dedicated to these activities and not used for other activities. The City shall have the ability to increase or decrease the value of the assessment as needed to continue to fund these activities in perpetuity. The CFD or other</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>approved funding mechanism shall be managed by the City. A Home Owners Association (HOA) is not an adequate mechanism for collecting these funds since the homeowners can change the activities or assessments of the HOA.</i></p> <p><i>If the results of the water quality monitoring indicate stormwater discharges from the project site are contributing to water quality degradation in Clover Valley Creek, the City (as the manager of the CFD or other approved funding mechanism shall contract with a qualified professional to develop and implement a remediation plan to ensure no net change in water quality due to water entering Clover Valley Creek from the project site. The remediation plan shall be funded through the CFD or other approved funding mechanism. Plan actions could include, but would not be limited to: procedures for managing known or potential changes in water quality (e.g., additional physical or administrative source controls); structural improvements (additional treatment structures), and/or remediation.</i></p>	
4.11I-6 Impacts due to erosion or deposition of sediment in Clover Valley Creek at roadway crossings.	PS	4.11MM-6 <i>Prior to approval of the final maps, the project applicant shall provide for the following measures within the final maps for the review and approval of the City Public Works Department and/or City Engineer:</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • <i>In the final design of all of the road crossings, the project developer shall maintain the use of bridges and not use culverts;</i> • <i>The project developer shall use a single span (rather than two spans) bridge for the Deercrest Road and Valley View Parkway creek crossings;</i> • <i>Maintenance access shall be provided for the detention basins for the Valley Clover Way and Nature Trail Way creek crossings for general maintenance purposes, including the removal of excess sediment; and</i> • <i>The CFD or other approved funding mechanism shall include funding for maintenance of the detention basins.</i> 	
4.11I-7 Impacts regarding the deposition of sediment in Clover Valley Creek from underground utility creek crossings.	PS	4.11MM-7 <i>Prior to approval of the final maps, the applicant shall show the final design of all of the road crossings and underground utilities to be attached or be within the road crossing structures, rather than buried under the Clover Valley Creek. These criteria shall be submitted for review and approval of the City Engineer.</i>	LS
4.11I-8 Impacts caused by project construction that would result in fill and excavation within Clover Valley Creek.	PS	<i>Implement Mitigation Measure 4.8MM-4(a) through (c).</i>	LS
4.11I-9 Degradation of water quality	PS	4.11MM-9(a) <i>Prior to the approval of the Improvement Plan for the</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<p>resulting from construction of the off-site sewer line extension.</p>		<p><i>construction of the off-site sewer line, the project developer shall prepare an erosion control plan for the review and approval of the City Engineer. The plan shall specify that appropriate Best Management Practices (BMPs) and Best Available Technologies (BATs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (California Storm Water Best Management Practices Handbook 1993), the Bay Area Stormwater Management Agencies Association's Start at the Source – Design Guidance Manual, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall also be identified in the plan for the review and approval of the City Engineer.</i></p> <p>4.11MM-9(b) <i>The developer shall comply with provisions of State General Construction Activity Permit, which at minimum requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>implementation of site-specific BMPs/BATs.</i></p> <p>4.11MM-9(c) <i>The construction of the off-site sewer line shall ensure the avoidance of any net loss of seasonal wetlands and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers (Corps), under Section 404 of the Clean Water Act, and under Sections 1600-1607 of the California Fish and Game Code, as administered by the California Department of Fish and Game (CDFG), which includes obtaining all required permits from the Corps and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.</i></p> <p>4.11MM-9(d) <i>Final alignment and construction techniques shall be implemented as required by Corps, CDFG, and Sacramento Valley Regional Water Quality Control Board. Consideration of the alignment and construction techniques would include the following measures:</i></p> <ul style="list-style-type: none"> • <i>The number of creek-crossings shall be minimized;</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • Construction shall occur during non-breeding times for raptors and fish; • The creek-crossing area shall be restored at the time of the completion of the construction activities, including replanting with native grasses, shrubs and trees; • Conditions of State and federal permits for impacts on waters of United States shall be obtained and implemented; • Wetlands shall be protected during construction by use of orange mesh fencing to denote their boundaries. Once the location of any creek crossing is determined, the construction zone (corridor) shall be flagged to allow easy identification. Heavy equipment shall be operated only within this designated corridor; • The project applicant shall design and implement a siltation and erosion control program for stream crossing areas prior to construction to the satisfaction of the City Engineer; • Erosion and sediment control measures shall be monitored; and • The design angle of all creek crossings shall minimize riparian disturbances. • <p>4.11MM-9(e) Prior to the approval of improvement plans for the off-site sewer line, a plan for pavement removal shall</p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>be submitted for the review and approval of the Director of Public Works. The plan shall include that pavement removal is required to be saw-cut and that wastewater from saw-cutting operations not enter the storm drain system. The plan shall outline the use of BMPs to prevent saw-cut wastewater from entering the storm drain system to the satisfaction of the Director of Public Works.</i>	
4.11I-10 Cumulative hydrological impacts related to the potential for localized flooding.	LS	<i>None required.</i>	N/A
4.11I-11 Cumulative impacts related to degradation of water quality.	PS	<i>Implement Mitigation Measure 4.11MM-1, 3, 5 through 7, and 9.</i>	LS
4.12 Public Services and Utilities			
4.12I-1 Increased demand for water supply and/or water supply infrastructure.	LS	<i>None required.</i>	N/A
4.12I-2 Increased demand for wastewater disposal and conveyance.	LS	<i>None required.</i>	N/A
4.12I-3 Increased demand for solid waste disposal/recycling services.	LS	<i>None required.</i>	N/A
4.12I-4 Impacts to police protection.	PS	<i>4.12MM-4(a) Prior to approval of the final maps, the project applicant shall provide an analysis of the shadowing effect of project site topography on police portable radios within the project site (which the Police</i>	LS

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Department has indicated can be done by Motorola for approximately \$2,000 per site) for the review and approval of the Police Department. If the Police Department determines that radio transmissions are adequate within the project site, no further mitigation is required. If the Police Department determines that the current location of the transmitter provides inadequate transmission capabilities for the Department's portable radios, the applicant shall fund either a) moving the transmitter to a site that would provide adequate transmission to the Rocklin Police Department service area, or b) the construction of a new transmitter to serve the Clover Valley site, including the transmitter and all necessary parts for its construction.</i></p>	
<p>4.12I-5 Impacts to fire protection and emergency medical services.</p>	<p>PS</p>	<p>4.12MM-5(a) <i>The Design Guidelines shall address control of vegetation to reduce fire hazard which shall include the preparation of a Fuel Management Plan which shall address but not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Disposal of removed brush and trees within only fuel break area;</i> • <i>Appropriate clearance around homes; and</i> • <i>Access points as necessary including open space areas.</i> <p>4.12MM-5(b) <i>The timing of fire station construction shall be</i></p>	<p>LS</p>

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>determined by the Rocklin City Council and shall be adequate to maintain desired service levels/response time to the project site.</i></p> <p>4.12MM-5(c) <i>Development of the site shall be carried out in accordance with City of Rocklin Fire Department rules and regulations and the Uniform Building Code regulations adopted by the City of Rocklin.</i></p> <p>4.12MM-5(d) <i>Prior to approval of the final maps, the project applicant shall provide proof to the Community Development Department that fire flow requirements shall be met.</i></p> <p>4.12MM-5(e) <i>The project shall conform to all State Responsibility Area requirements.</i></p> <p>4.12MM-5(f) <i>Prior to approval of design review for residential structures, the applicant shall show that all roofs shall be Class A type.</i></p> <p>4.12MM-5(g) <i>The City shall enter into an agreement with CDF to continue to protect the undeveloped portions of the property and the developer shall be required to pay the standby cost.</i></p> <p>4.12MM-5(h) <i>In conjunction with submittal of the improvement plans, the project applicant shall pay the Fire</i></p>	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-2
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>District's adopted impact mitigation fees.</i>	
4.12I-6 Increased demand for library services and facilities.	LS	<i>None required.</i>	N/A
4.12I-7 Increased demand for school services and facilities.	LS	<i>None required.</i>	N/A
4.12I-8 Increased demand for park and recreation services and facilities.	LS	<i>None required.</i>	N/A
4.12I-9 Increased demand for gas, electric, and telephone service.	LS	<i>None required.</i>	N/A
4.12I-10 Long-term impacts to public services and utilities from the proposed project in combination with existing and future developments in the Rocklin area.	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable