
4. MITIGATION MONITORING PLAN

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring Plan for the Clover Valley LSLTSM project. The Plan includes a description of the requirements of the California Environmental Quality Act and a compliance checklist. The project as approved includes mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Environmental Impact Report for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

COMPLIANCE CHECKLIST

The Mitigation Monitoring Plan (MMP) contained herein is intended to satisfy the requirements of CEQA as they relate to the Environmental Impact Report for the Clover Valley LSLTSM project prepared by the City of Rocklin. This MMP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the Environmental Impact Report prepared for the proposed project.

The Clover Valley LSLTSM project Environmental Impact Report presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure which does one or more of the following:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

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

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Rocklin. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Rocklin will be responsible for ensuring compliance.

During construction of the project, the City will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector will report to the City Community Development Department and will be thoroughly familiar with permit conditions and the MMP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field-monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of construction. Aided by the attached table, the inspector will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Ensuring contractor knowledge of and compliance with the MMP.
- Verifying the accuracy and adequacy of contract wording.
- Having the authority to require correction of activities that violate mitigation measures. The inspector shall have the ability and authority to secure compliance with the MMP.
- Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the City of Rocklin.
- Obtaining assistance as necessary from technical experts in order to develop site- specific procedures for implementing the mitigation measures.
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

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The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

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4.2 Land Use				
4.2I-2 Construction-related land use compatibility impacts.	4.2MM-2 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 for review and approval prior to the approval of the improvement plans.	City Engineer	Prior to approval of improvement plans for the off-site sewer.	
4.2I-3 Operational land use compatibility conflicts.	4.2MM-3 The applicant(s) shall record a disclosure document at the Office of the Placer County Recorder notifying prospective home buyers about existing and on-going agriculture activities in the immediate area. The disclosure shall state 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 such disclosure shall be reviewed and approved by the Community Development Department and the City Attorney prior to recording final maps.	Community Development Director	Prior to recording of final maps	
4.3 Aesthetics				
4.3I-1 Degradation of the visual character or quality of the	4.3MM-1 Prior to approval of improvement plans for the proposed project, the applicant shall submit grading and re-vegetation plans for approval from the City Engineer. The plans shall indicate that all cuts and fills associated with the construction of on and off-site infrastructure, roadways, commercial, and	City Engineer	Prior to approval of improvement plans	

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project site or off-site areas as a result of construction activities.	<p>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.</p> <p style="text-align: center;">The City Engineering Department shall act as the monitoring agency to ensure that the re-vegetation plan is being correctly implemented.</p>			
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.	<p>4.3MM-7 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:</p> <p>All road crossings of Clover Valley Creek shall be bridged or arched culverts with masonry creek walls, or other engineered retaining system found to be aesthetically comparable, and shall be used where feasible, to minimize fills into the riparian areas.</p> <ul style="list-style-type: none"> • All road crossings of Clover Valley Creek shall be bridged or arched culverts with masonry creek walls or other engineered retaining system found to be aesthetically comparable shall be used, to minimize fills into the riparian areas; • 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 arched culverts are used, the construction and finish of these walls shall match the simulated bridge road crossings described above; • The detention basins shall be created by detained flows and backwater from the roadway crossings and will not include any grading or sculpting; 	City Engineer	Prior to approval of Improvement Plans.	

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	<ul style="list-style-type: none"> • 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 • 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. 			
4.3I-8 Impacts to wooded hillsides.	<p>4.3MM-8 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:</p> <ul style="list-style-type: none"> • Roadway rights-of-way shall be graded only to the extent needed to install roads and utilities. 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; • 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 terracing of cuts, revegetation techniques, etc. where appropriate; 	Community Development Department	Prior to recording of final maps	

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	<ul style="list-style-type: none"> • Construction fencing shall be erected as determined by the City Engineer to protect desirable features and limit grading impacts; and • 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 improvement or grading plans. 	City Engineer	Prior to approval of improvement or grading plans	
4.3I-10 Impacts related to increased lighting and glare on adjacent sensitive receptors.	<p>4.3MM-10(a) 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:</p> <ul style="list-style-type: none"> • 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; • Light standards on the commercial site shall be placed to avoid adverse light and glare on adjacent residential properties; • Commercial building lighting limited to indirect cut-off sources, or motion sensitive detectors utilized for security after hours; and • Parking lot lighting designed to be down-lighting. <p>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.</p>	Community Development City Engineer	Prior to approval of design review entitlements. Prior to approval of improvement plans.	

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4.3I-11 Visual impacts related to the introduction of signage to the area.	4.3MM-11 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.	Community Development	Prior to issuance of Sign Permits	
4.4 Transportation and Circulation				
4.4I-4 Disruption to traffic and circulation as a result of the construction of the off-site sewer line.	4.4MM-4(a) 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:	Director of Public Works	Prior to issuance of encroachment permits	
	<ul style="list-style-type: none"> • The construction contractor shall provide detour routes during construction; • 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; • The construction contractor shall allow normal street travel patterns to the extent feasible during non-construction hours; and • The construction contractor shall allow access to residential properties during construction. 	Director of Public Works	Prior to approval of improvement plans	
	4.4MM-4(b) 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	Director of Public Works	During construction	

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	<p>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.</p> <p>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.</p>	Director of Public Works	During construction	
4.4I-5 Increased traffic on local streets and roads in Rocklin under cumulative conditions (2025 conditions).	4.4MM-5(a) Prior to approval of improvement plans, 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.	City Engineer	Prior to approval of improvement plans	
4.4I-6 Increased traffic on local streets and roads outside of Rocklin under cumulative conditions (2025 conditions).	4.4MM-6 Prior to final map approval, the applicant shall pay a “fair share” contribution, in an amount determined by the City of Rocklin, to the City Of Rocklin, toward the improvement of the intersection of Sierra College Boulevard and King Road. The fair share contribution shall be passed through by the City Of Rocklin to either the SPRTA or the Town of Loomis once final improvement plans for the intersection improvements identified under impact 4.4I-6 have been completed by the constructing agency.	City Engineer	Prior to final map approval	
4.5 Air Quality				

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<p>4.5I-1 Impacts related to construction-generated pollutants.</p>	<p>4.5MM-1(a) 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:</p> <ul style="list-style-type: none"> • An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEF), shall routinely evaluate compliance with Rule 228, Fugitive Dust. Fugitive Dust shall not exceed 40 percent opacity and not go beyond the property boundary at any time, including weekends and holidays. • 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; • Suspend grading operations when wind is sufficient to generate visible dust clouds; • Pave, use gravel cover or spray a dust control agent on all haul roads; • Reduce speeds on unpaved roads to 25 mph or lower (this speed must be posted); • All grading operations shall be suspended when sustained wind speeds exceed 25 mph; • All exposed surfaces shall be re-vegetated as quickly as possible; • If fill dirt is brought to the construction site, traps or soil stabilizers shall be placed on the dirt piles to minimize dust problems; • No open burning of any kind shall be allowed; vegetative material shall be 	<p>City Engineer</p>	<p>Prior to issuance of grading permit</p>	

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	<p>chipped or delivered to waste or energy facilities.</p> <ul style="list-style-type: none"> • Clean earthmoving construction equipment with water once daily, and clean all haul trucks leaving the site; • Cover all trucks hauling soil, sand, and other loose materials and ensure that all trucks hauling such materials maintain at least two feet of freeboard; • Institute measures to reduce wind erosion when site preparation is completed; • Install sandbags or other erosion control measures to prevent silt runoff onto public roadways; • Provide paved or grass-covered areas for construction employee vehicle parking; and • 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. <p>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:</p> <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 			

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	<p>minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls.</p> <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; • Contractor's construction equipment shall be properly maintained and in good working condition; • Construction equipment exhaust shall not exceed Rule 202 (Visible Emissions) limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE) shall routinely evaluate project-related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits shall be notified and the equipment shall be repaired within 72 hours. • The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off- 	City Engineer	Prior to issuance of grading permit	

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	<p>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</p> <ul style="list-style-type: none"> 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 20 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. Contractors can have access to Sacramento Metropolitan Air Quality Management District's (SMAQMD) web site (http://www.airquality.org/ceqa/Construction_Mitigation_calculator.xls) to determine if their off-road fleet meets the requirements listed in this mitigation measure. This construction mitigation calculator data shall be provided to the SMAQMD in electronic format for review and for project compliance. <p>4.5MM-1(c) 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</p>	City Engineer	During construction	

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	<p>poles) or clean fuel generators in place of temporary diesel power generators whenever feasible.</p> <p>4.5MM-1(d) The Placer County APCD may substitute different air pollution control measures for individual projects, that are equally effective or superior to those proposed herein, as new technology and/or other feasible measures become available in the course of project buildout.</p>	Placer County APCD	Prior to grading and during construction	
4.5I-2 Impacts resulting from increased vehicle and area source air emissions.	<p>4.5MM-2(a) Bus turnouts shall be provided throughout the project as determined by the City Engineer in coordination with the Placer County Transit Authority.</p> <p>4.5MM-2(b) 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.)</p> <p>4.5MM-2(c) The applicant shall provide a park-and-ride parking area in the commercial area or other appropriate location as determined by the City . The City of Rocklin and Placer County APCD have identified additional measures intended to provide a 40-percent offset of new emissions as part of the regional effort to attain the federal ozone standards. These measures are incorporated into the following mitigation measure:</p>	<p>City Engineer</p> <p>City Engineer</p> <p>Community Development</p>	<p>Prior to approval of final maps</p> <p>Prior to approval of final maps</p> <p>General Development Plan and Design Review</p>	

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	<p>4.5MM-2(d) Prior to approval of building permits, the applicant shall show compliance with the following mitigation measures requirements of the General Development Plan:</p> <ul style="list-style-type: none"> • Reduction of emissions associated with landscape management, where appropriate, by landscaping with native, drought-resistant species; • Installation of low NO_x hot water heaters pursuant to Air District Rule; • Require installation of electrical outlets at both the front and rear of the residences for the use of electric landscape maintenance equipment; • Provide notice to homebuyers of incentive and rebate that encourage the purchase of electric landscape maintenance equipment; • Incorporate solar heaters in proposed residences as feasible; • Include high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units; • Include energy-efficient window glazing, wall insulation, and efficient ventilation methods on all new residential units; and • The project shall implement an off-site mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. Payment of the off-site mitigation fee shall be collected at the time of final map recording. The applicant shall provide monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable, and implement provisions of the 1994 State Implementation Plan. The off-site mitigation program reduces emissions within the region 	Community Development	Prior to approval of building permits	

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	<p>that would not otherwise be eliminated and thereby “offsets” the project’s increase to regional emissions. In lieu of the applicant implementing their own off-site mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of the emission reductions needed through the Offsite Mitigation Program would be calculated when the project’s average daily emissions have been determined. The amount of emissions would be reduced by any on-site measures implemented by the project.</p> <p>The following serves as an example of potential mitigation fees. The operational emissions as shown in Table 4.5-4 are 94.1 pounds per day for ROG and 56.2 pounds per day for NOx. Because projects are required to be below the cumulative threshold of 10 pounds per day of ROG and Nox, the applicant would be required to contribute to an off-site mitigation program. The PCAPCD calculates the project’s contribution by aggregating its estimated ROG and Nox emissions over the ozone season (May through October) and paying a cost effectiveness of \$14,300 per ton of emissions reduced. Thus, the estimated off-site mitigation fee based on 558 single-family residences is \$167,953.50 or \$300.99 per single-family residence.</p> <p>The following measures shall be implemented to reduce project PM₁₀ emissions and potential impacts related to residential wood-burning:</p> <p>4.5MM-2(e) The General Development Plan and CC&Rs shall indicate the following mitigation measures:</p>	Community Development	GDP and Final Map Approval	

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	<ul style="list-style-type: none"> Only natural gas or propane-fired fireplace appliances shall be permitted. Masonry fireplaces shall have installed UL-listed decorative natural gas fireboxes. Any outdoor burn pits shall be plumbed with natural gas. Open burning shall be prohibited throughout the project site. <p>4.5MM-2(f) The Placer County APCD may substitute different air pollution control measures for individual projects, that are equally effective or superior to those proposed herein, as new technology and/or other feasible measures become available in the course of project buildout.</p>	Placer County APCD	and Building Permits Prior to grading and during construction	
4.6 Noise				
4.6I-4 Impacts of noise generated by proposed neighborhood commercial use on proposed residences within the development.	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 adjacent to or across the street from commercial uses. Nonetheless, prior to approval of design review of the neighborhood commercial site, a site-specific acoustical review of the proposed neighborhood commercial use(s) shall be conducted and submitted to the Community Development Department to ensure adequate noise attenuation features are included in the project design to mitigate potential impacts at nearby residential	Community Development	Prior to approval of design review	

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	<p>uses. These project design features may include, but not be limited to the following:</p> <ul style="list-style-type: none"> • Site plan modifications reducing proximity of loading areas, trash areas, and truck routes to residential areas; • Use of berms in landscaped areas adjacent to residential uses; and • Use of sound walls. 			
<p>4.6I-5 Temporary project construction noise impacts due to on-site construction and off-site sewer line extension construction.</p>	<p>4.6MM-5(a) The proposed project would be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the City Engineer or Building Official.</p> <p>4.6MM-5(b) 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</p>	<p>Community Development</p> <p>City of Rocklin Police Department</p>	<p>During Construction</p> <p>Prior to any blasting activities</p>	

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	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.			
4.6I-6 Impacts of noise generated by proposed neighborhood park on proposed residences within the development.	4.6MM-6 Prior to execution of the turnkey park agreement, a site-specific acoustical review of the proposed neighborhood park shall be conducted and submitted to the Director of Community Services and Facilities for approval to ensure adequate noise attenuation features are included in the project design to mitigate potential impacts at nearby residential uses.	Community Services and Facilities	Prior to execution of the turnkey park agreement	
4.6I-8 Impacts of cumulative plus project traffic noise at proposed residences within the Clover Valley development.	4.6MM-8(a) Prior to approval of the improvement plans, the improvement plans shall indicate the following: <ul style="list-style-type: none"> • <i>The proposed 6-foot tall barriers along Sierra College Boulevard extending from lots 115, 116, 125, 126, 133-137 shall be six feet in height as measured from the top of the slopes so that noise exposure in outdoor activity areas is reduced to 60 dB Ldn or less.</i> • <i>The proposed fences located along lots 191 to 214 shall be replaced with a 6-foot tall solid noise barrier, relative to backyard elevation, so that noise exposure in outdoor activity areas is reduced to 60 dB Ldn or less.</i> 	City Engineer	Prior to approval of improvement plans	
4.7 Cultural Resources				
4.7I-1 Impacts to known cultural	4.7MM-1(a) Prior to issuance of a grading permit, the applicant shall hire a qualified archaeologist to the satisfaction of the Community Development	Community Development	Prior to issuance of grading permit	

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resources as a result of construction activities.	<p>Department, in consultation with the UAIC, and cultural resource sensitivity training shall be provided to all construction personnel by the qualified archaeologist. Qualified monitors shall be utilized throughout all earth-moving activities conducted within the scope of the approved improvement plans.</p> <p>4.7MM-1(b) 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.</p> <p>4.7MM-1(c) 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 in the eight sites subject to this mitigation measure shall not begin until the Corps accepts the preliminary report in writing.</p>	<p>Department</p> <p>Community Development Department</p> <p>Community Development Department</p>	<p>Prior to issuance of grading permit</p> <p>Prior to grading activities</p>	
4.7I-2 Impacts to potential	4.7MM-2(a) Prior to issuance of a grading permit, the project applicant shall hire a qualified paleontologist to the satisfaction of the Community Development	Community Development	Prior to issuance of grading	

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paleontological resources as a result of construction activities.	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.	Department	permits	
	4.7MM-2(b) 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.	Qualified Project Paleontologist and Community Development Department	During grading of sensitive paleontological site.	
	4.7MM-2(c) 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 Department 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.	Project Paleontologist and the Community Development Department	Include note on improvement plans and during construction.	
4.7I-3 Increases in vandalism and artifact collecting	4.7MM-3(a) Prior to issuance of improvement plans, 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	Community Development Department	Prior to issuance of improvement plans.	

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as a result of additional residences in the immediate vicinity of valuable cultural resources.	<p>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.</p> <p>4.7MM-3(b) 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.</p>	Public Works Qualified Archaeologist	Annually	
4.7I-4 Inadvertent discovery of unknown prehistoric or historic cultural resources, or the discovery of human remains, due to construction activity.	4-7MM-4(a) 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	Applicant and Community Development Department	Include note on improvement plans and during Construction	

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	<p>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 21083.2 and 21084.1.</p> <p>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.</p>	<p>Community Development Department and Coroner's office</p>	<p>Include as a note on improvement plans and during construction</p>	

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4.8 Biological Resources				
4.8I-1 Impacts related to loss of oak trees on the project site due to project implementation.	4.8MM-1(a) The project applicant shall establish the oak tree preserve as described in the 1997 Development Agreement.	Community Development Department	Prior to recording of final maps	
	4.8MM-1(b) Impacts to oak trees from the off-site sewer line shall be mitigated pursuant to the City of Rocklin Oak Tree Ordinance.	Community Development Department	Prior to approval of off-site sewer improvement plans.	
4.8I-2 Construction-related disturbance to oak trees not anticipated for removal.	4.8MM-2 The project developer shall prepare an oak tree preservation plan to address avoidance of damage and any damage to both on-site and off-site oak trees during construction in compliance with the City Of Rocklin Oak Tree Ordinance.	Community Development Department	Include note on improvement plans.	
4.8I-4 Construction-related impacts to riparian and seasonal wetland habitat due to intrusion.	4.8MM-4(a) The appropriate Clean Water Act 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 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.	Community Development Department	Prior to issuance of grading permit	

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	<p>CWA Section 401 water quality certification or waiver will also be required in order to obtain an individual permit.</p> <p>4.8MM-4(b) Prior to issuance of a grading permit, the developer shall submit to the California Department of Fish and Game (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.</p> <p style="text-align: center;">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 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.</p> <p>4.8MM-4(c) 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 the U.S. Army Corps of Engineers (the “Corps”) and CDFG regulations. The following process shall be used in planning for replacement:</p>	<p>Community Development Department and CDFG</p> <p>Community Development Department, the Corps, and CDFG</p>	<p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p>	

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	<ul style="list-style-type: none"> 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. 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 funding from the project developer. <p>4.8MM-4(d) For areas within 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.</p> <p>4.8MM-4(e) Prior to any grading or construction, a determinate survey for Sanford’s arrowhead shall be performed by a qualified biologist and within the appropriate blooming season for the species (May through October). If phased</p>	<p>Community Development Department</p> <p>Community Development Department</p>	<p>Include on improvement plans and during construction</p> <p>One Year Prior to Any Grading</p>	

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	<p>construction procedures are planned for the project, the results of the above survey shall be valid only for the season when it was conducted. 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 USFWS 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.</p>			
<p>4.8I-7 Construction impacts to riparian and aquatic habitats.</p>	<p>4.8MM-7 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:</p> <ul style="list-style-type: none"> • Construction shall occur during non-breeding times for raptors; • 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; • Prior to any on or off- site grading or construction activities, including issuance of improvement plans, for any phase of the project the developer 	<p>Community Development Department and Stormwater Monitoring Professional</p>	<p>Prior to approval of improvement plans and during construction.</p>	

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	<p>or subdivider shall provide a Storm Water Management plan for preventing noncompliant storm water runoff at all times, but especially during the rainy seasons, for inclusion in the improvement plans. The plan would also need to cover the time period of the project after the subdivision improvements are installed and construction of the houses commences on disturbed soils. The Storm Water Management plan shall be prepared by a qualified storm water management professional.</p> <ul style="list-style-type: none"> • Prior to any on or off- site grading or construction activities, including issuance of improvement plans for any phase of the project, the subdivider shall provide verification to the City Engineer that a qualified storm water management professional has been retained and is available to monitor construction activities and provide written reports to the City. This notification shall include name(s) and 24 hour contact information. The storm water management professional shall be present on site as necessary when work is occurring during the grading, trenching, and primary building construction phases of the project to observe, assess, and direct on site storm water management. The storm water management professional shall also monitor the work site on a regular basis even when no construction activities are occurring to ensure that installed water quality and Best Management Practice devices or improvements are installed and functioning properly. The storm water management professional shall monitor the site prior to, during, and after any storm events. 			
4.8I-8 Long-term operational impacts to riparian	4.8MM-8 Prior to the approval of final maps, the project applicant shall incorporate a management plan into the project SWPPP and implement plan measures. The plan shall contain specific maintenance procedures designed to	Public Works and RWQCB	Prior to approval of improvement plans	

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and aquatic habitat.	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.			
4.8I-10 Impacts to raptors and migratory birds.	<p>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 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 legally protected 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.</p> <p>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.</p> <p>A report shall be submitted to the City of Rocklin following the completion of the survey that includes, at the minimum, the following information:</p> <ul style="list-style-type: none"> • A description of methodology including dates of field visits; • The names of survey personnel with resume; • A list of references cited and persons contacted; and • A map showing the location(s) of any raptor nests observed on the project 	City Engineer	Prior to issuance of grading permits	

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	<p>site.</p> <p>If the above survey does not identify any nesting legally protected 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 legally protected raptor species be found nesting at any of the surveyed locations, the following mitigation measures shall be implemented.</p> <p>4.8MM-10(b) 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.</p> <p>4.8MM-10(c) If the occupied 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.</p> <p>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</p>	<p>City Engineer</p> <p>Community Development Department and Qualified Biologist</p> <p>City of Rocklin and</p>	<p>Prior to issuance of grading permits</p> <p>During construction</p> <p>Prior to construction</p>	

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	<p>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).</p>	CDFG		
4.8I-11 Impacts to Valley elderberry longhorn beetle.	<p>4.8MM-11(a) This mitigation measure is identified for the on-site development. The terms, conditions, and measures as 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:</p> <ul style="list-style-type: none"> • 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 	City Engineer	Prior to issuance of grading permits or improvement plans.	

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	<p>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.</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • 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 			

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	<p>Fish and Wildlife Office within 30 days of completion of the training.</p> <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 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. 			

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	<ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>	<p>Public Works, Community Development Department, SPMUD, and qualified biologist</p>	<p>Include as notes on improvement plans and implement prior to off-site sewer construction activities and issuance of encroachment permit.</p>	

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<p>4.8I-12 Impacts to northwestern pond turtle.</p>	<p>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 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.</p> <p>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</p>	<p>Public Works, Community Development Department, SPMUD, and qualified biologist</p>	<p>30 days prior to construction activities</p>	

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	<p>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.</p>			
<p>4.81-13 Impacts to freshwater marsh-occupying birds.</p>	<p>4.8MM-13 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 freshwater marsh-occupying birds are identified, no further mitigation is required.</p> <p>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).</p> <p>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.,</p>	<p>Public Works, Community Development Department, SPMUD, and qualified biologist</p>	<p>30 days prior to construction</p>	

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	that agency with expressed interest in or regulatory authority over the subject species).			
4.8I-14 Disturbance to active bat maternity roosts.	4.8MM-14 The applicant shall conduct a habitat assessment of the project area to identify those features representing potential habitat for bat maternity roosts (e.g., man-made structures, large diameter trees, snags, etc.) Removal of potential bat roost habitat identified during the assessment shall be avoided during the maternity season (May through mid-August). If removal of potential roost habitat occurs outside of the maternity season, no further mitigation is required. If removal of potential roost habitat must be conducted during the maternity season, preconstruction inspections for bats will be conducted via the appropriate methods (e.g., camera inspection, exit survey with night optics, acoustic survey). If bats are found during inspections, removal of the roost feature will be delayed until the end of the maternity season, or until a qualified bat biologist has determined that the young are volant.	Public Works, Community Development Department, SPMUD, and qualified biologist	Prior to construction	
4.8I-15 Impacts to special-status fish.	4.8MM-15(a) 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. <ul style="list-style-type: none"> • All in-channel work shall occur only between June 1 and October 15; • 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 to the creek; • 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 	Public Works, Community Development Department, SPMUD, and qualified biologist	Include as notes on improvement plans and/or encroachment permit and during construction	

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	<p>destroyed shall be replaced on-site at a 3:1 ratio;</p> <ul style="list-style-type: none"> • 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 • 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. <p>4.8MM-15(b) The City 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:</p> <ul style="list-style-type: none"> • The City Of Rocklin shall ensure the Stormwater 360 (VortechTM) or approved equivalent 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; • 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 	<p>Public Works, Community Development Department, SPMUD, and qualified biologist</p>	<p>Include as notes on improvement plans and/or encroachment permit, during and post construction</p>	

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	<ul style="list-style-type: none"> 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 days following completion of sampling. 			
4.9 Geology				
4.9I-1 Impacts related to grading and slope stability.	4.9MM-1(a) 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.	City Engineer	Upon Submittal of Small Lot Design Guidelines	
	4.9MM-1(b) 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. The grading plans shall be submitted for the review and approval of the City Engineer prior to the approval of Improvement Plans.	City Engineer	Prior to approval of improvement plans	
	4.9MM-1(c) All phases of development shall protect slopes from concentrated runoff and sheetflow originating from developed areas. Possible techniques to be used include:	City Engineer	Prior to approval of improvement plans	

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	<ul style="list-style-type: none"> • Lined v-ditches to drain water away from the slope face. • 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 project roadways. 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 grading or 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 fill materials.</p>	<p>City Engineer</p> <p>City Engineer</p> <p>City Engineer</p>	<p>In all phases of development</p> <p>Prior to approval of improvement plans</p> <p>Prior to approval of improvement plans</p>	
4.9I-2 Impacts as a result of alteration of the topography.	<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. 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; • As required in the City of Rocklin Construction Specifications Improvement Standards, City grading standards shall be adhered to. In 	City Engineer	Prior to approval of grading plans	

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	<p>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;</p> <ul style="list-style-type: none"> • Construction fencing shall be erected as determined by the City Engineer to protect desirable features and limit grading impacts; and • 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 re-vegetated. Re-vegetation plans shall be submitted with grading plans. 			
<p>4.9I-3 Impacts related to seismic hazards.</p>	<p>4.9MM-3(a) 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, which 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.</p> <p>4.9MM-3(b) 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</p>	<p>City Engineer</p> <p>City Engineer and Building Official</p>	<p>Prior to approval of improvement plans</p> <p>Prior to issuance of building permits</p>	

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	to the issuance of building permits. 4.9MM-3(c) 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.	City Building Official	Prior to issuance of building permits	
4.9I-4 Impacts related to groundwater seepage.	4.9MM-4 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.	City Engineer	Prior to issuance of grading permits	
4.9I-5 Impacts related to foundation support and expansive soils.	4.9MM-5 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).	City Engineer and the Building Official	Prior to approval of improvement plans	
4.9I-7 Impacts related to soil erosion.	4.9MM-7 Prior to approval of grading and improvement plans, the applicant shall submit for the review and approval of the City Engineer 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 Engineer	Prior to approval of grading and improvement plans	

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	City's Grading and Erosion and Sedimentation Control ordinance.			
4.10 Hazards				
4.10I-2 Impacts from polychlorinated biphenyl (PCB)-containing transformers.	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 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.	City Engineer	Prior to approval of final maps	
4.10I-3 Impacts relating to the presence of underground storage tanks.	4.10MM-3(a) If at any time during the course of grading or construction activities evidence of the existence of old underground storage tanks, wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.	City Engineer	Include as note on grading or improvement plans and during construction.	

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	4.10MM-3(b) 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 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.	City Engineer and Placer County Env. Health Department	Prior to issuance of grading permit	
4.10I-4 Impacts due to the presence of on-site groundwater wells.	4.10MM-4 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.	City Engineer and Placer County Env. Health Department	Prior to issuance of grading permits	
4.10I-5 Impacts related to the increased risk of wildland fires.	4.10MM-5(a) The project shall dedicate land for a fire station site as shown on the large lot tentative map and annex into Community Facilities District No 1 at the enhanced rate for residential units outside of standard station response times. 4.10MM-5(b) 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.	Rocklin Fire Department Rocklin Fire Department	Prior to final map approval Prior to issuance of building permit	

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	4.10MM-5(c) The City of Rocklin Fire Department shall, as necessary, ensure the installation of radio repeater towers within the proposed project area.	Rocklin Fire Department	Prior to occupancy	
4.10I-6 Impacts due to landscaped areas or detention basins providing areas where mosquitoes can breed.	<p>4.10MM-6(a) Minimize nuisance water runoff in landscaped public areas by using drip irrigation systems, adjusting sprinklers to prevent runoff, and by landscaping with drought tolerant vegetation when feasible. Also, provide information to homeowners about controlling landscape irrigation on their private property.</p> <p>4.10MM-6(b) Provide a long-term management plan to reduce mosquito breeding that includes the following:</p> <ul style="list-style-type: none"> • 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. • Detention basins shall be designed to drain within a 72 hour period. • Placer Mosquito Abatement District staff shall be provided access to inspect and, when necessary, treat the ditches and detention basins. 	<p>Public Works</p> <p>City Engineer and Public Works</p>	<p>Include as notes on Improvement Plans</p> <p>Prior to approval of final map.</p>	
4.11 Hydrology and Water Quality				
4.11-1 Impacts resulting in a change in peak stormwater flows.	4.11MM-1(a) The applicant shall prepare a final master drainage plan for City approval and review by the Placer County Flood Control and Water Conservation District prior to approval of the final maps. The final master drainage plan shall include the final design of the roadway crossings of Clover	City Engineer and Placer County Flood Control and	Prior to approval of improvement plans.	

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	<p>Valley Creek. The Valley Clover Way and Nature Trail Way roadway crossings shall restrict flows to ensure peak flows are not increased above predevelopment levels. 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.</p> <p>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:</p> <ul style="list-style-type: none"> • The agency(s) and/or organization(s) responsible for maintenance for the following drainage facilities shall be clearly identified. <ul style="list-style-type: none"> a. Detention basins and associated bridges. b. Drainage easements. c. Underground piped drainage systems d. Ditches and open channels e. Clover Valley Creek; • 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 	Water Conservation District		

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	<p>and where slopes exceed 16 percent.</p> <p>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 California Regional Water Quality Control Board, or any other agency having jurisdiction in this area.</p> <p>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 development. Mechanisms to maintain the BMPs shall also be identified in the plan for the review and approval of the City Engineer. Additionally, a BMP monitoring program shall also be included in the SWPPP. The monitoring program shall ensure that all dischargers are required to conduct inspections of the construction site prior to anticipated storm events and after actual storm events. During extended storm events, inspections must be made during each 24-hour</p>	City Engineer	Include as notes on the Improvement Plans and during construction	

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	<p>period. The goals of these inspections are (1) to identify areas contributing to a storm water discharge; (2) to evaluate whether measures to reduce pollutant loadings identified in the SWPPP are adequate, properly installed, and functioning in accordance with terms of the General Permit; and (3) whether additional control practices or corrective maintenance activities are needed. BMPs that shall be used during construction of the proposed project include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • 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; • Preservation of Existing Vegetation: The project shall be required to limit all construction activities so as to preserve the maximum amount of existing vegetation; • 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; • Hydroseeding: A City-approved hydroseed mix shall be applied to all disturbed slopes and graded areas not under construction based on 			

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	<p>manufacturers recommendations as to seed type and timing for seed germination;</p> <ul style="list-style-type: none"> • Soil Binders: Soil binders shall be required where identified by the soils engineer; • 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; • 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; • 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; • 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 dissipation devices; and • 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. <p><u>Sediment Control</u> 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</p>			

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	<p>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:</p> <ul style="list-style-type: none"> • 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; • 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; • 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; • 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; • Storm Drain Inlet Protection. Drain inlets shall be protected with gravel bags or other ponding device and filter bag inserts. • Tracking Control. The following BMPs have been selected to reduce sediment tracking from the construction site onto private or public roads; • 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 			

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	<ul style="list-style-type: none"> • 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. <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"> • Wind Erosion Control: Dust control practices shall be implemented as necessary in accordance with Placer County Air Pollution Control District construction requirements. <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"> • 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 BMPs would include use of earthen berms along the perimeter of storage areas and the requirement for providing protective covers over potentially sensitive materials; • 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; • Spill Prevention and Control. Spill prevention shall be incorporated into 			

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	<p>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;</p> <ul style="list-style-type: none"> • 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; • 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 of collection; • Concrete Waste Management. A designated, centrally located concrete washout shall be used within the staging areas of the site; and • Sanitary/Septic Waste Management. Sanitary facilities shall be located in the staging areas. <p>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.</p>	<p>City Engineer</p>	<p>Include in erosion control plans and improvement plans and</p>	

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			construct during each phase of the proposed project	
4.11I-4 Impacts relating to post-construction erosion.	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.	City Engineer	Prior to approval of improvement plans	
4.11I-5 Impacts involving the degradation of water quality.	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 shall be submitted for the review and approval of the City Engineer prior to approval of improvement plans. 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. 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 Engineer prior to approval of improvement plans. 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	City Engineer City Engineer	Prior to approval of improvement plans Prior to approval of improvement plans	

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	<p>quality vegetated swale. The flow path should be designed using native vegetation and visually appear as a natural feature of the valley floor.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. • Driveways could be paved with pervious pavement or un-grouted brick or stone pavers. • Driveways could be sloped to drain onto landscape areas rather than directly onto streets. • In the commercial areas, the parking lots could be designed to drain to grassy swales before entering the storm drain system. • 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. • 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. • Roof runoff could be directed to flow over lawns or landscape areas rather 	Community Development Department	Include in General Development Plan	

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	<p>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.</p> <ul style="list-style-type: none"> • Loading docks should be properly designed to control runoff and run-on of stormwater. • Trash storage areas could be covered to reduce runoff and should be graded slightly above the adjacent ground to eliminate run-on. • Storm drain signage could be installed at each drain outlet to educate people that the storm drains flow to Clover Valley Creek. • Vegetated buffer strips could be used along some of the roadways in this development. <p>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.</p> <p>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 shall be consistent with the list of constituents used by the City and by the Dry Creek Conservancy and the monitoring program shall be submitted to the California Regional Water Quality Control Board for review and approval. The applicant shall hire a qualified consultant to perform the water quality monitoring. Prior to construction, the consultant shall perform two</p>	Public Works	Prior to, during and after construction	

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	<p>rounds of water quality monitoring during wet weather events and one round of monitoring shall 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.</p> <p>4.11MM-5(e) The project applicant shall determine the annual costs of the maintenance activities and water quality monitoring described in the mitigation measures. 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 or other approved funding mechanism and the collected funds shall be dedicated to these activities and not used for other activities. 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 since the homeowners can change the activities or assessments of the HOA.</p> <p>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</p>	<p>City Of Rocklin</p>	<p>Prior to final map.</p>	

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	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.			
4.11I-6 Impacts due to erosion or deposition of sediment in Clover Valley Creek at roadway crossings.	4.11MM-6 Prior to approval of the improvement plans, the project applicant shall provide for the following measures within the improvement plans for the review and approval of the City Engineer: <ul style="list-style-type: none"> • In the final design of all of the road crossings, the project developer shall maintain the use of bridges and not use culverts; • The project developer shall use a single span (rather than two spans) bridge for the Deercrest Road and Valley View Parkway creek crossings; • 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 • The CFD or other approved funding mechanism shall include funding for maintenance of the detention basins. 	City Engineer	Prior to approval of improvement plans	
4.11I-7 Impacts regarding the deposition of sediment in Clover Valley Creek from underground utility	4.11MM-7 Prior to approval of the improvement plans, 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.	City Engineer	Prior to approval of improvement plans	

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creek crossings.				
4.11I-9 Degradation of water quality resulting from construction of the off-site sewer line extension.	<p>4.11MM-9(a) 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 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.</p> <p>4.11MM-9(b) 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.</p>	<p>City Engineer and/or Public Works and SPMUD</p> <p>City Engineer and/or Public Works and SPMUD</p>	<p>Prior to approval of improvement plans and/or encroachment permit</p> <p>Include as notes on improvement plans and encroachment permits and during construction</p>	

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	<p>4.11MM-9(c) 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.</p> <p>4.11MM-9(d) The City shall ensure that 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:</p> <ul style="list-style-type: none"> • The number of creek-crossings shall be minimized; • Construction shall occur during non-breeding times for raptors; • 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 	<p>City Engineer and SPMUD</p> <p>City Engineer and SPMUD</p>	<p>Prior to approval of improvement plans and/or encroachment permits</p> <p>Prior to approval of improvement plans and during construction.</p>	

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	<p>easy identification. Heavy equipment shall be operated only within this designated corridor;</p> <ul style="list-style-type: none"> • 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 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.</p>	Director of Public Works	Prior to approval of improvement plans and encroachment permit	
4.12 Public Services and Utilities				
4.12I-4 Impacts to police protection.	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 adequate within the project site, no	Rocklin Police Department	Prior to approval of final maps	

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	<p>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.</p>			
<p>4.12I-5 Impacts to fire protection and emergency medical services.</p>	<p>4.12MM-5(a) The developer shall prepare a Fuel Management Plan which shall address control of vegetation to reduce fire hazard including but not be limited to the following:</p> <ul style="list-style-type: none"> • Disposal of removed brush and trees within only fuel break area; • Appropriate clearance around homes; and • Access points as necessary including open space areas. <p>4.12MM-5(b) 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.</p> <p>4.12MM-5(c) 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.</p> <p>4.12MM-5(d) Prior to approval of the improvement plans, the project applicant shall provide proof to the Rocklin Fire Department that fire flow requirements</p>	<p>Rocklin Fire Department</p> <p>Rocklin Fire Department</p>	<p>Prior to approval of the improvement plans</p> <p>Include in General Development Plan</p>	

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	<p>shall be met.</p> <p>4.12MM-5(e) The project shall conform to all State Responsibility Area requirements.</p> <p>4.12MM-5(f) Prior to approval of design review for residential structures, the applicant shall show that all roofs shall be Class A type.</p> <p>4.12MM-5(g) 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.</p> <p>4.12MM-5(h) In conjunction with submittal of the improvement plans, the project applicant shall pay the Fire District's adopted impact mitigation fees.</p>			