

APPENDIX A

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

1.1 CEQA REQUIREMENT

Where a CEQA document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the Rocklin 60 Residential Project (the project), as set forth in the Final Environmental Impact Report (FEIR). The City of Rocklin (City) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with the City of Rocklin Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any portion of the project, as identified in the EIR.

1.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP is intended to be used by City staff and others responsible for project implementation. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

This document identifies the individual mitigation measures, timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and space to confirm implementation of the mitigation measures.

1.3 ROLES AND RESPONSIBILITIES

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Rocklin. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The table attached to this report identifies the mitigation measure, the responsible agency for the monitoring action, and timing of the monitoring action. The City would be responsible for overall administration of the MMRP and for verifying that City staff members and/or the construction contractor has completed the necessary actions for each measure.

1.4 CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP shall be reported in writing. Modifications to the mitigation measures may be made by the City subject to one of the following findings, documented by evidence included in the record:

- ▶ The mitigation measure included in the FEIR and the MMRP is no longer required because the significant environmental impact identified in the FEIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

- ▶ The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the FEIR and the MMRP; and,
- ▶ The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the FEIR and the proposed project; and,
- ▶ The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can ensure implementation.

1.5 SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
4.3 Air Quality			
<p>Mitigation Measure 4.3-1: Short-Term Construction-Generated Criteria Air Pollutant and Precursor Emissions.</p> <p>In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as discussed previously, in addition to implementation of the following recommended mitigation measures during construction of the proposed project (Backus, pers. comm., 2006).</p> <p class="list-item-l1">1. The applicant shall submit to the City Engineer and PCAPCD and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking. This plan must address the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.</p> <p class="list-item-l2">► Include each of the following notes on the Improvement/Grading Plan:</p> <p class="list-item-l1">2. The applicant shall suspend all grading operations when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is ARB-certified to perform Visible Emissions Evaluations (VEE) evaluate compliance with Rule 228 on a weekly basis.</p> <p class="list-item-l1">3. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed District Rule 228-Fugitive Dust limitations.</p> <p class="list-item-l1">4. Construction equipment exhaust emissions shall not exceed Rule 202-Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits shall be immediately notified to cease operations and the equipment must be repaired within 72 hours.</p> <p class="list-item-l1">5. The project applicant shall ensure compliance with all of PCAPCD's minimum dust requirements.</p>	Community Development Department, Engineering Department, and Placer County Air Pollution Control District (PCAPCD)	Submit necessary plans to PCAPCD prior to groundbreaking and implement the remaining measures throughout site preparation and construction	

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<p>6. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.</p> <p>7. PCAPCD-approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</p> <p>8. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris. Soil binders shall be spread on unpaved roads and employee/equipment parking areas, and streets shall be washed (e.g., wet broom) if silt is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.</p> <p>9. During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site.</p> <p>10. The contractor shall minimize idling time to a maximum of five minutes for all diesel-fueled equipment.</p> <p>11. The contractor shall use ARB diesel fuel for all diesel-powered equipment, and low-sulfur fuel for all stationary equipment.</p> <p>12. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30 day period in which no construction activity</p>			

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<p>occurs. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, name, and phone number of the project manager and onsite foreman. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20% NO_x reduction and 45% particulate reduction compared to the most recent ARB 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 access the Sacramento Metropolitan Air Quality Management District's website to determine if their off-road fleet meets the requirements listed in this measure. http://www.airquality.org/ceqa/index.shtml#construction.</p> <p>13. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour.</p> <p>14. The prime contractor shall suspend all grading and earthmoving operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures.</p>			

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Mitigation Measure 4.3-3: Exposure of Sensitive Receptors to Substantial Pollutant Concentrations. The research documented a reduction in penetration of particulate similar to freeway-generated mobile-source diesel PM through fine-needle tree branches. Therefore, the City has determined that eliminating construction of a residence on Lot 155 (the lot closest to the freeway) and using that lot as a tree planting mitigation area, is a feasible mitigation measure. The data available indicate that planting fine-needle evergreen trees on Lot 155 would both enhance the dispersion of emissions from the freeway, and intercept particulate pollutants, including mobile-source diesel PM. To implement this mitigation measure, tiered-tree planting (multiple rows) of a variety of drought-tolerant, fine-needle evergreen trees such as, but not limited to, deodar cedar and redwood, shall be planted (at a minimum size of 15 gallon per tree) within Lot 155 of the project site. In addition, provisions shall be made for a sufficient water supply and necessary site maintenance to ensure establishment and long-term viability of the trees. The trees shall be planted at a density such that a solid visual barrier is achieved once the trees reach maturity, which breaks the line-of-sight between the freeway and the proposed homes.	Community Development Department	Prior to issuance of any occupancy permit	
4.4 Noise			
Mitigation Measure 4.4-1: Construction-Generated Temporary Increases in Ambient Noise Levels. 1. All construction equipment shall be properly equipped with feasible noise control devices (e.g., mufflers) and properly maintained in good working order. 2. Construction activities shall be limited to the less noise sensitive daytime hours (7:00 a.m. – 7:00 p.m. on weekdays and 8:00 a.m. – 7:00 p.m. on weekends). 3. An on-site Noise Coordinator (as a function of on-site project management) shall be employed by the applicant, and his or her telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site during all project construction phases. The Noise Coordinator's duties shall include fielding and documenting noise complaints, determining the source of the complaint (e.g., piece of construction equipment), determining whether noise levels at the project boundary are within acceptable limits (i.e., the performance standards in Table	Community Development Department is responsible for overall monitoring; Project Noise Coordinator is responsible for monitoring construction; Fire Department and Police Department, as appropriate, for any necessary blasting activities	Throughout site preparation and construction	

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<p>4.4-6), and reporting complaints to the City with documented noise levels at the time of complaint. The Noise Coordinator shall work, to the extent feasible, with the surrounding residents and project contractors to schedule activities to minimize disturbance of residents during the daytime hours.</p> <p>4. 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, including avoidance of hard rock areas. The permit application shall also specify safety measures to be implemented, such as use of blast blankets. The contractor shall coordinate any blasting activities with the Rocklin Police and Fire Departments to ensure proper site access and traffic control, and to ensure proper public notification, including media, nearby residents and businesses, as determined appropriate by the Rocklin Police Department. Blasting specifications and plans shall include a schedule that outlines the time frame during which blasting will occur in order to limit noise and traffic inconvenience.</p>			

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<p>Mitigation Measure 4.4-3: Land Use Compatibility with Off-Site Traffic Noise Levels.</p> <p>1. Noise Barrier</p> <ul style="list-style-type: none"> a. A noise barrier ranging in height from 9 to 11 feet shall be constructed along the property line to achieve conditionally-acceptable future traffic noise levels of 60–65 dBA Ldn for residences within the 60 dBA noise contour on the project site. b. Barriers shall be constructed of concrete or masonry block, or precast concrete. Barriers on top of earthen berms are also acceptable. Other prefabricated barriers may be used; however, they shall be reviewed by an acoustical consultant. c. The recommended noise barrier shall traverse across the northern end of Buttonbush Lane, to be opened later to allow future access to other developments to the north, should such developments be approved. It would not be feasible to achieve the required noise attenuation for this project without closing this gap with some additional noise barrier, as the opening would create a substantial acoustic “leak” into the development. However, additional noise mitigation measures are assumed to be necessary for any future development located to the north, including the likely construction of a noise wall along I-80. The opening at Wedgeleaf Drive with the recommended noise barrier design wrap, would not result in a noticeable acoustical leak because of the distance and angle of construction to I-80. A combined Fire and Pedestrian Access opening is to be located behind Building G of the adjacent approved retail center (Rocklin Crossings). With the combination of distance from the Fire and Pedestrian Access opening to the nearest homes and the additional shielding provided by the retail center, the traffic noise levels associated with I-80 will comply with the City’s exterior noise standard at outdoor activity areas of proposed sensitive receptors. <p>2. Sound Insulation</p> <ul style="list-style-type: none"> a. To achieve compliance with the 45 dBA Ldn interior noise level standard at elevated second floor facades, an exterior-to-interior noise reduction of 33 dBA would be required. Building facade and window assembly upgrades would be required of this project. It is likely that window ratings will need to be upgraded to a combination of STC-35 and STC-38 rated windows, 	Community Development Department	<p>Noise barrier construction - prior to issuance of any occupancy permits</p> <p>Submittal and approval of acoustical analysis demonstrating 45 dBA Ldn interior noise levels – prior to issuance of building permits</p>	

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<p>depending on the ratio of exposed windows with a full or partial view of I-80 to solid building facades. An analysis of project construction plans should be conducted when such plans are available to ensure that sufficient sound insulation has been incorporated into the project design. In addition, the project applicant shall implement the following measures.</p> <p>All residential buildings shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed to achieve acoustical isolation from I-80 traffic noise. The systems shall allow for the introduction of fresh outside air, without the requirement of open windows.</p> <p>All attic vents in the residential buildings on lots along the northern boundary of the site shall be acoustically baffled. The baffles shall introduce at least one 90 degree obstruction to the flow of air through the vent. The baffle shall be lined with an acoustically absorbent material.</p> <p>The project applicant shall be required to submit an analysis that verifies compliance with the City of Rocklin 45 dBA Ldn interior noise level standard for the residential buildings within the 60 dBA noise contour of I-80 (distance to be determined after mitigation has been implemented [i.e., accounting for the actual attenuation achieved from the noise barrier constructed along the northern project boundary]). The analysis shall be based upon actual building plans and shall be conducted before the issuance of building permits for these units. The analysis shall be conducted by a qualified acoustical consultant.</p>			
4.7 Aesthetics			
Mitigation Measure 4.7-4: Impacts from Lighting and Reflective Surfaces. All exterior street light fixtures shall be aimed downward and shall be shielded to prevent light spillage onto adjoining properties.	Community Development Department	As a part of construction of the project	
4.8 Public Health and Hazards			
Mitigation Measure 4.8-1: Create a Safety Hazard to Construction Workers and the General Public. a. If during site preparation and construction activities previous undiscovered or unknown evidence of hazardous materials contamination is observed or	Community Development Department and Placer County Environmental Health Department, California	Prior to any groundbreaking (b, d, and e) Throughout site preparation and	

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<p>suspected through either obvious or implied measures (e.g., stained or odorous soil, unknown storage tanks), construction activities shall immediately cease within 100 feet of the find. The City of Rocklin and the Placer County Environmental Health Department staff shall be immediately consulted, and the project applicant shall contract with a qualified consultant registered in DTSC's Registered Environmental Assessor Program to assess the situation. If necessary, risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent. Any required remediation shall include a DTSC Remedial Action Work Plan or equivalent. Based on consultation between the Registered Environmental Assessor and DTSC, remediation of the site shall be conducted consistent with all applicable regulations. Any necessary remediation of the site shall be to the satisfaction of the City of Rocklin and the Placer County Environmental Health Department.</p> <p>b. Prior to any ground-disturbing activities on the site, the water pump house containing a water pressure holding tank and concrete cistern shall be removed in accordance with the recommendations of a qualified consultant registered in DTSC's Registered Environmental Assessor Program. Removal of these structures shall be to the satisfaction of the City of Rocklin and the Placer County Environmental Health Department.</p> <p>c. If, during site preparation and construction activities, previous undiscovered or unknown water supply, agricultural, or hand-dug wells are uncovered, each shall require abandonment and/or removal in accordance with the recommendations of a qualified consultant registered in DTSC's Registered Environmental Assessor Program, and according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23 and in coordination with the Placer County Environmental Health Department well abandonment procedure. Confirmation of the abandonment shall be submitted to the Placer County Environmental Health Department and City of Rocklin.</p> <p>d. Prior to issuance of grading permits, the project applicant shall provide to the City of Rocklin an assessment conducted by or on behalf of PG&E pertaining to the contents of the existing pole mounted transformers located on and nearby the project site. The assessment shall determine whether existing electrical transformers on the site contain PCBs and whether there are any records of spills from such equipment. If PCB containing equipment is identified, the maintenance and/or disposal of the transformer shall be subject</p>	Department of Toxic Substances Control (DTSC), as appropriate.	construction (a and c)	

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<p>to the regulations of the Toxic Substances Control Act (TSCA) under the authority of the Placer County Environmental Health Department. If no PCB-containing equipment is found, they shall be labeled as such and no further mitigation would be required.</p> <p>e. To ensure that any concentrations of agricultural chemical residue located on the project site are identified and to ensure affected soils will be properly remediated, prior to the initiation of any ground disturbance activities, the applicant shall provide the Placer County Health and Human Services Department (HHSD) with historic photographs or other evidence of the prior uses at the project site. If the photographs or evidence indicate the project site has been used for agricultural activity in the past, the applicant shall engage a licensed remediation professional to conduct limited Phase 2 Soil Sampling pertaining to the on-site soils. If pollutants of concern are not detected, further mitigation is not necessary. If the sampling finds concentrations of any agricultural chemical residue that, according to HHSD and/or the Department of Toxic Substances Control, could represent an unacceptable risk to workers on the project site, prior to issuance of a grading permit (acknowledging that some level of earth disturbance is necessary for the Phase 2 Soil Sampling, and for potential remediation efforts), the applicant shall remediate affected soils to the satisfaction of HHSD and DTSC.</p>			

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<p>Mitigation Measure 4.8-4: Exposure of People or Structures to Wildfire Fires.</p> <p>a. Prior to approval of the tentative subdivision map, the project applicant shall fund a fire modification/fuel prevention plan for residences adjacent to wildland areas. The fire modification/fuel prevention plan shall include a fuels management plan, and recommend building separations and distances from wildland areas, evacuation and access routes, fire safety zones, and maintenance. The plan is subject to approval by the Rocklin Fire Department.</p> <p>b. Development and subdivision design shall include adequate setbacks, as determined by the Rocklin Fire Department, between open space/corridor areas and structures. Fire pre-suppression and suppression access easements to open space areas shall be required, as deemed appropriate by the Rocklin Fire Department, as part of the subdivision map process prior to approval of any tentative subdivision map. Six-foot wide fire access easements to the open space areas shall be provided between structures at a minimum of every 500 feet.</p> <p>c. Plans shall clearly identify points of public ingress / egress to the satisfaction of the City of Rocklin Fire Department.</p>	Fire Department	Prior to approval of tentative subdivision map	
4.9 Geology and Soils			
<p>Mitigation Measure 4.9-1: Risks to People and Structures Caused by Seismic Hazards, Including Strong Seismic Ground Shaking.</p> <p>a. Before issuance of a grading permit, the approved project design plans and specifications, including grading and foundation plans, shall be reviewed by a qualified geotechnical engineer approved by the City. This review shall be completed to assess the extent to which the recommendations in the preliminary geotechnical report are appropriate and sufficient for construction of the buildings described in the final project design plans.</p> <p>b. During project design and construction, all recommendations outlined in the preliminary geotechnical report for the project shall be implemented, at the direction of the City engineer, to prevent significant impacts associated with seismic activity. A geotechnical engineer shall be present on-site during earthmoving activities to ensure that requirements outlined in the geotechnical reports are adhered to for proper fill and compaction of soils.</p> <p>c. Should the construction schedule require continued work during the wet weather months (e.g., October through April), the project applicant shall consult with a</p>	Community Development Department	Prior to issuance of grading permit (a) Geological recommendations shall be implemented throughout site preparation and construction (b and c)	

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qualified civil engineer and implement any additional recommendations provided, as conditions warrant. These recommendations would include but not be limited to (1) allowing a prolonged drying period before attempting grading operations at any time after the onset of winter rains; and (2) implementing aeration or lime treatment, to allow any low-permeability surface clay soils intended for use as engineered fill to reach a moisture content that would permit the specified degree of compaction to be achieved.			
Mitigation Measure 4.9-2: Construction-Related Erosion Hazards. a. A grading and erosion control plan shall be prepared by a California Registered Civil Engineer retained by the applicant(s) and submitted to the City of Rocklin Engineering Department for approval prior to issuance of grading permits. The plan shall comply with the California Building Standards Code grading requirements, the City of Rocklin Grading and Erosion and Sedimentation Control (Municipal Code Title 15, Chapter 15.28), and erosion control recommendations in the project's geotechnical report. The plan shall identify the specific grading proposed for the new development. All grading shall be balanced on-site, where feasible. b. To ensure grading activities do not directly or indirectly discharge sediments into surface waters as a result of construction activities, the project applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall identify BMPs that would be used to protect stormwater runoff and minimize erosion during construction. c. The project applicant shall prepare plans to control erosion and sediment, shall prepare preliminary and final grading plans, and shall prepare plans to control urban runoff from the project site during construction, in compliance with the City of Rocklin Grading and Erosion and Sedimentation Control (Municipal Code Title 15, Chapter 15.28) and the erosion control recommendations in the project's geotechnical report.	Engineering Department	Prior to issuance of grading permit and throughout site preparation and construction	
4.10 Hydrology and Water Quality			
Mitigation Measure 4.10-3: Potential for Short-Term Construction-Related Soil Erosion and Water Quality Impairment. a. The project applicant shall demonstrate compliance, through its erosion-controlled SWPPP, with all requirements of the City's Stormwater Runoff Pollution Control Ordinance (Title 8, Chapter 8.30 of the City Code) and the	Engineering Department	Prior to issuance of grading permit and throughout site preparation and construction	

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<p>Grading and Erosion and Sedimentation Control Ordinance (Title 15, Chapter 15.28 of the City Code), which regulate stormwater and prohibit non-stormwater discharges except where regulated by an NPDES permit. This includes preparing erosion, sediment, and pollution control plans for each construction phase and post-construction, if necessary. The project's grading plans shall be approved by the City of Rocklin, Engineering Department prior to the initiation of site grading activities.</p> <p>b. The project applicant shall implement measures including the use of soil stabilizers, fiber rolls, inlet filters, and gravel bags to prevent pollutants from being carried off-site in stormwater generated on the project site. These measures shall be designed to accommodate stormwater and non-stormwater discharges associated with proposed measures that would be implemented to control on-site dust generation (e.g., wheel washing, active watering).</p> <p>c. Prior to issuance of grading permit or any construction activity, the project applicant shall obtain from the Central Valley RWQCB the appropriate regulatory approvals for project construction including a Section 401 water quality certification.</p> <p>d. As required under the NPDES stormwater permit for general construction activity, the project applicant shall prepare and submit the appropriate Notice of Intent and prepare the SWPPP and the erosion control plan for pollution prevention and control prior to initiating site construction activities. The SWPPP and other appropriate plans shall identify and specify the use of erosion sediment control BMPs, means of waste disposal, implementation of approved local plans, nonstormwater management controls, and inspection and maintenance responsibilities. The SWPPP shall also specify the pollutants that are likely to be used during construction and that could be present in stormwater drainage and nonstormwater discharges. A sampling and monitoring program shall be included in the SWPPP that meets the requirements of SWRCB Order 99-08-DWQ to ensure the BMPs are effective.</p> <p>e. Construction techniques shall be identified that would reduce the potential runoff and the SWPPP shall identify the erosion and sedimentation control measures to be implemented. The SWPPP shall also specify spill prevention and contingency measures, identify the types of materials used for equipment operation, and identify measures to prevent or clean up spills of hazardous materials used for equipment operation and hazardous waste. Emergency</p>			

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<p>procedures for responding to spills shall also be identified. BMPs identified in the SWPPP shall be used in subsequent site development activities. The SWPPP shall identify personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation and performance inspection methods for BMPs specified in the SWPPP. The SWPPP shall also identify the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP. All construction contractors shall retain a copy of the approved SWPPP on the construction site.</p>			
<p>Mitigation Measure 4.10-4: Potential Long-Term Degradation of Water Quality.</p> <p>a. Before issuance of a grading permit for the site, the project applicant shall submit a Notice of Intent to comply with the NPDES General Permit for Construction Related Activities and shall comply with all of the permit requirements in order to minimize storm water discharges associated with site operations. In addition, the project applicant shall prepare a SWPPP and implement Best Management Practices designed to minimize sedimentation and release of products used during site operations.</p> <p>b. Before approval of the final project design, the project applicant shall identify storm water runoff BMPs selected from the Storm Water Quality Task Force's California Storm Water Best Management Practices Handbook (American Public Works Association 1993), the Bay Area Stormwater Management Agencies Association's (1999) Start at the Source: Design Guidance Manual for Stormwater Quality Protection, or similar documents. The applicant shall adopt a "treatment train" stormwater quality program in which stormwater is subject to more than one type of BMP. Source control BMPs shall constitute the first-step BMPs and shall include, but would not be limited to, administrative controls, such as signage at inlets to prevent illicit discharges into storm drains and public education. Second-step BMPs may include underground hydrodynamic separators or catch basin filters, or, upon approval of the City of Rocklin, a substitute device of equal or greater effectiveness. The third-step BMP shall include design of the project's detention basin to serve the dual purpose of a water quality basin, consistent with the Guidance Document for Volume and Flow-based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection published by</p>	<p>Engineering Department, Public Works Department</p>	<p>Prior to issuance of grading permit</p> <p>Submit Maintenance and Monitoring Plan for stormwater BMPs prior to issuance of the first occupancy permit</p>	

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<p>the Placer Regional Stormwater Coordination Group (PRSCG) (May 2005).</p> <p>c. The BMPs shall be reviewed for adequacy by the City of Rocklin, Engineering Department prior to the issuance of a grading permit for the site to ensure that they will effectively remove pollutants from the site's stormwater runoff.</p> <p>Long-term functionality of the stormwater quality BMPs shall be provided for through a maintenance and inspection program. Prior to issuance of the first occupancy permit, the applicant shall submit to the City of Rocklin Department of Public Works a Maintenance and Monitoring Plan for all stormwater BMPs. The Maintenance and Monitoring Plan shall 1) identify a schedule for the inspection and maintenance of each BMP, 2) identify methods and materials for maintenance of each BMP, 3) and include provisions for the repair or replacement of BMPs.</p>			
4.12 Biological Resources			
<p>Mitigation Measure 4.12-1: Federally Protected Waters of the United States.</p> <p>The project applicant shall mitigate for impacts to waters of the United States resulting from project development by implementing the following measures:</p> <p>a. The project applicant shall develop and implement a mitigation plan to address protection of wetland features retained onsite and compensate for unavoidable loss of wetlands. Compensation shall ensure through creation and/or enhancement of appropriate wetland habitats that there is no net loss of overall functions and values of the wetland habitat types adversely affected by the proposed project. The amount of wetland habitat to be included in the mitigation site shall be based on the value of the proposed compensation action and the nature of the effects, but a minimum of a 1:1 ratio of adversely affected habitat to mitigation habitat shall be provided. Compensation may be provided at a ratio of 1:1 of created habitat to filled habitat, while a higher mitigation ratio may be appropriate for mitigation through enhancement and a lower mitigation ratio may be appropriate for indirect effects to habitat preserved on-site.</p> <p>b. The mitigation plan shall, at a minimum, identify the location of the mitigation site; specify habitat types and associated acreages to created or enhanced; establish specific success criteria, describe short- and long-term maintenance and management of the mitigation site and wetland habitats preserved onsite; and specify remedial measures to be undertaken if mitigation success criteria</p>	USACE and RWQCB, Community Development Department	Prior to issuance of grading permit	

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<p>are not met.</p> <p>c. Off-site mitigation shall be implemented within Placer County, or a suitable adjacent county, at a location that would provide at least equal-quality wetland habitat to that of the project site after implementation of the mitigation.</p> <p>d. Long-term protection of the mitigation site and on-site preserved wetlands shall be ensured through fee title acquisition, conservation easement, or other suitable mechanisms. Long-term management of mitigation lands shall be ensured by establishing a management endowment or other suitable funding source.</p> <p>e. The mitigation plan shall be reviewed and approved by the applicable resource agencies and applicable permits, including a Section 404 permit from the USACE and Section 401 Clean Water Certification from the RWQCB shall be obtained prior to project implementation.</p> <p>f. As an alternative to creating and preserving wetland and waters, equivalent mitigation credits may be purchased in a mitigation bank for impacts on seasonal wetlands and waters of the United States. Purchase of credits in a mitigation bank shall be subject to approval by permitting agencies and the City. The project applicant shall prepare a mitigation plan that provides detailed information about the bank. Mitigation credits must be verified by the permitting agencies and the City prior to initiation of ground-disturbing activities on the project site.</p>			
<p>Mitigation Measure 4.12-2: Loss of Native Oak and Heritage Trees - Short Term.</p> <p>The total trunk diameter inches to be removed by the project were calculated during the 2007 tree survey to be 10,651 inches. A final determination of the total trunk diameter inches to be removed by the project will be made at the time that an oak tree removal permit is applied for, and this number of total inches will be used to implement the following measures to mitigate for the loss of protected trees:</p> <p>Prior to the initiation of site grading activities, the project shall obtain an oak tree removal permit from the City of Rocklin;</p> <p>The project applicant shall develop and implement a mitigation plan that will satisfy the City of Rocklin's required mitigation criteria; the mitigation plan shall be developed according to the requirements of the Rocklin Oak Tree Preservation Ordinance, including:</p> <ul style="list-style-type: none"> • On-site mitigation through native oak tree replacement is the preferred 	Community Development Department	Prior to issuance of grading permit	

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
<p>mitigation method based on the City's ordinance;</p> <ul style="list-style-type: none"> • The mitigation plan shall provide a 2:1 replacement of protected trees (as calculated on an inch-for-inch replacement ratio basis) that will be removed; • If mitigation cannot occur on the site, replacement planting shall occur on a site determined by the City of Rocklin to be suitable for mitigation. The location and condition under which replacement trees are planted must be carefully selected to allow for practicable and feasible future development to minimize the likelihood that future tree removal is not required, and to maximize the likelihood that the replacement trees will survive and thrive; • The ideal age and size of a replacement tree shall be as specified in the City's ordinance; • Transplanted trees, whether from on the site or off-site, may be accepted as replacement trees, but shall be given a discounted value, as specified in the City's ordinance, based on anticipated survival rates, as compared with nursery stock. The discounted value specified in the City's ordinance shall be reviewed from time to time; • Any replacement tree, including a transplanted tree, which dies within five years of being planted must be replaced on a one-to-one basis; • Where mitigation formulas use percentages, results will always be rounded up to the next whole number percentage. (Ordinance 676, Section 8 (in part)). <p>The project applicant shall provide maintenance and monitoring for replacement trees according to the City of Rocklin's permit conditions; and</p> <ul style="list-style-type: none"> ▶ Payment of an in-lieu fee per tree into the City of Rocklin's Tree Preservation Fund may be considered as an alternative mitigation measure. If implemented, the in-lieu payments will be based on the required number of replacement trees, as identified in the following formula: The Discount Diameter equals 20% of the total DBH for all surveyed trees on the site. The total DBH of all surveyed trees on the site to be removed minus the Discount Diameter equals the required total DBH (in inches) of replacement trees. In no event shall the number of replacement trees be less than twice the number of trees removed (2:1 ratio). 			
Mitigation Measure 4.12-3: Loss of Native Oak and Heritage Trees - Long Term. Implement Mitigation Measure 4.12-2: Loss of Native Oak and Heritage Trees.	Please refer to Mitigation Measure 4.12-2, above	Please refer to Mitigation Measure 4.12-2, above	

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
Mitigation Measure 4.12-4: Impacts on Sensitive Natural Communities, including Oak Woodland. Implement Mitigation Measures 4.12-1 and 4.12-2.	Please refer to Mitigation Measures 4.12-1 and 4.12-2, above	Please refer to Mitigation Measures 4.12-1 and 4.12-2, above	
Mitigation Measure 4.12-5: Valley Elderberry Longhorn Beetle. The project applicant shall comply with the terms and conditions of the Biological Opinion issued by USFWS on June 1, 2007: a. Elderberry shrubs that are not within the footprint of proposed residential lots or street alignments shall be preserved in place. A minimum of a 20-foot buffer from the dripline of each retained shrub shall be established to ensure that beetles that may be utilizing the shrubs are not adversely affected. All buffers shall be marked with brightly colored flags or fencing and shall be maintained until project construction is complete. b. The 35 elderberry shrubs located onsite will be transplanted to a Service-approved valley elderberry longhorn beetle conservation bank in accordance with the Service's 1999 Conservation Guidelines. c. The project applicant will purchase credits sufficient to plant 62 elderberry shrub seedlings and 62 associated riparian native species at a Service-approved valley elderberry longhorn beetle conservation bank. These numbers are the proposed compensation ratios in accordance with the Service's 1999 Conservation Guidelines. e. The created beetle habitat will be monitored in accordance with the Service's 1999 Conservation Guidelines.	Community Development Department	Throughout site preparation and construction activities	
Mitigation Measure 4.12-6: Impacts on Special-Status Fish Species. Implement Mitigation Measures 4.10-3 and 4.10-4 identified in Section 4.10, "Hydrology and Water Quality," of this EIR.	Please refer to Mitigation Measures 4.10-3 and 4.10-4, above	Please refer to Mitigation Measures 4.10-3 and 4.10-4, above	
Mitigation Measure 4.12-8: Western Pond Turtle. The following shall be implemented to mitigate adverse effects to western pond turtle potentially resulting from the proposed project: To minimize potential injury or death of pond turtles during project construction, a qualified biologist approved by the City shall conduct surveys in aquatic habitats to be dewatered and/or filled during project construction or grading of aquatic habitat. Surveys shall be conducted immediately after any dewatering and before any fill of	Community Development Department	Immediately after any dewatering and before any fill of aquatic habitat	

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
aquatic habitat. If no pond turtles are found, no mitigation will be required. If pond turtles are found, the biologist shall capture them and move them to suitable habitat in Secret Ravine.			
<p>Mitigation Measure 4.12-10: Disturbance of Raptors and Migratory Birds.</p> <p>a. Removal of nesting habitat for raptors and migratory birds shall be timed to avoid the nesting season.</p> <p>b. If vegetation removal and/or project construction occurs during the nesting season for raptors and migratory birds, preconstruction surveys shall be conducted by a qualified biologist approved by the City. The surveys shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be conducted within 14 days prior to commencement of project activity. The surveys shall be valid for one construction season. If no active nests are found, no further mitigation shall be required.</p> <p>c. If active nests are found, impacts shall be avoided by establishment of appropriate buffers. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. DFG guidelines recommend implementation of 500 foot buffers, but the size of the buffer may be adjusted if a qualified biologist determines through consultation with CDFG and/or USFWS that construction activities would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest.</p>	Community Development Department	<p>Within 14 days prior to commencing site preparation activities</p> <p>Implement any required buffers throughout site preparation and construction</p>	
<p>Mitigation Measure 4.12-11: Impacts on California Black Rail.</p> <p>The following shall be implemented to mitigate adverse effects to California black rail that may result from the proposed project:</p> <p>a. Prior to the start of construction, surveys for California black rail shall be conducted by a qualified biologist experienced with this species. Surveys shall be conducted to determine presence and should be conducted during breeding season (late February through late July). Surveys shall be conducted during peak calling times (one half hour before dawn until three hours after, and three hours before sunset until one half hour after) using playback of taped breeding calls. The surveys shall cover all areas of suitable nesting habitat within 500 feet of project activity, and shall concentrate on all shallow water areas (less than 3cm in depth) or muddy areas with a dense cover of emergent vegetation.</p> <p>Trampling through the marsh vegetation shall be minimized to avoid potential</p>	Community Development Department	<p>Prior to commencing site preparation activities</p> <p>Implement any required buffers throughout site preparation and construction</p>	

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
<p>for destruction of nests. Surveys shall be conducted within 14 days prior to commencement of project activity.</p> <p>b. If black rail is not detected after three site visits (including at least one morning and one evening survey), then no further mitigation shall be required.</p> <p>c. If black rail is detected, impacts shall be avoided by establishing appropriate buffers. No project activity shall commence within the buffer area until a qualified biologist confirms that the species has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by DFG; buffer size may vary, depending on the nest location, nest stage, and construction activity. Take of black rail would be avoided in compliance with the Fish and Game Code and CESA.</p>			
4.13 Cultural Resources			
<p>Mitigation Measure 4.13-1: Impacts to Significant Documented Cultural Resources.</p> <p>Two main options for mitigating the project's impacts on cultural resource CA-Pla-1220 are available: (1) resource avoidance or (2) data recovery. Resource avoidance includes specifically defining the non-disturbance area, redesigning the project to avoid all ground disturbances within this non-disturbance area and establishing long-term access restrictions (e.g., fencing, deed restrictions) that will preclude disturbance and maintain the site's integrity and data potential.</p> <p>The second option, data recovery, involves the recovery and documentation of data from the site, extensive contiguous block unit excavations, the analysis of recovered archaeological materials, and documentation of the data recovery program according to State of California and federal guidelines. If implemented, this option shall include a detailed data recovery program that results in the documentation of the important scientific information contained in the site and provides this data in a format available for review and use by the cultural resources management and academic archaeological fields. The recovery program shall include contiguous block excavations designed to uncover traces of prehistoric activity at the site. These specific activities and traces could include human interments, fire hearths, sustenance resource processing and storage facilities and implements, food remains, and debitage from stone tool production. The recovery of materials suitable for absolute dating techniques such as obsidian appropriate for hydration analysis, or charcoal or other faunal</p>	Community Development Department	Prior to issuance of grading permit	

Table 1-1 Summary of Mitigation Measures, Responsible Parties, and Timing			
Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
materials for radio-carbon dating shall also be a primary focus of a data recovery program.			
Mitigation Measure 4.13-2: Impacts to Undocumented Cultural Resources. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist and the United Auburn Indian Community (UAIC) shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is an historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources could include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.	Community Development Department	Throughout site preparation and construction	

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
<p>Mitigation Measure 4.13-3 Potential to Uncover Human Remains.</p> <p>In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Section 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred.</p> <p>If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Community Development Director shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB 2641.</p>	Community Development Department	Throughout site preparation and construction	
6 Cumulative Impacts			
<p>Mitigation Measure 6-7: Cumulative Operational (Regional) Criteria Air Pollutant and Precursor Emissions</p> <p>In accordance with the PCAPCD recommendations, the applicant shall implement the following mitigation measures during construction and operation of the proposed project (Backus, pers. comm., 2006b).</p> <ul style="list-style-type: none"> ▶ Implement Mitigation Measure 4.3-1, identified in the Air Quality section of this EIR. ▶ The City, after consultation with the applicant, shall require that all feasible emission control measures be incorporated into project design and operation. Such measures may include, but are not limited to, the following items: <ul style="list-style-type: none"> • Provide access to public transit within ¼ mile of the project site, and transit enhancing infrastructure that includes transit shelters, benches, street lighting, route signs and displays, and/or bus turnouts/bulbs. • Provide pedestrian and bicycle enhancing infrastructure that includes wide sidewalks (i.e., at least five feet wide) and bikeways/paths connecting to a bikeway system, minimize pedestrian barriers (e.g., sound walls), and incorporate traffic-calming measures such as traffic circles, crosswalks, and bulb-outs at crosswalks. 	Community Development Department, Placer County Air Pollution Control District	<p>The design components shall be identified prior to approval of Improvement Plans and/or issuance of building permits. Participation in the off-site mitigation program shall be prior to issuance of grading permits.</p> <p>Submit necessary plans to PCAPCD prior to groundbreaking and implement the remaining measures throughout site preparation and construction (Mitigation Measure 4.3-1).</p>	

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
<ul style="list-style-type: none"> • Use solar, low-emissions, or central or tankless water heaters, increase wall and attic insulation beyond the currently applicable Title 24 requirements, and orient buildings to take advantage of passive solar heating and natural cooling, energy efficient windows (double pane and/or Low-E), and tree shading above that required by code, install photovoltaic cells, programmable thermostats for all heating and cooling systems, awnings or other shading mechanisms for windows and walkways, and utilize day lighting systems such as skylights, light shelves, interior transom windows. • The project shall include clean alternative energy features to promote energy self-sufficiency (e.g., photovoltaic cells, solar thermal electricity systems) and provide a minimum of 10% on-site renewable energy. ▶ The project shall implement an off-site mitigation program, coordinated through the PCAPCD, to offset the project's long-term ozone precursor emissions. The project's off-site mitigation program must be approved by PCAPCD. The project's off-site mitigation program provides monetary incentives to sources of air pollutant emissions within the SVAB that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the SIP. The off-site mitigation program reduces emissions within the SVAB that would not otherwise be eliminated. ▶ In lieu of the applicant implementing their own off-site mitigation program, the applicant can choose to participate in the PCAPCD Off-site Mitigation Program by paying an equivalent amount of money into the program, which would then be used offset emissions as described above. The actual amount of emission reductions needed through the Off-site Mitigation Program would be calculated when the project's average daily emissions have been determined. 			
Mitigation Measure 6-27: Cumulative Biological Resource Impacts Implement the mitigation measures identified in Section 4.12, Biological Resources.	Please see Mitigation Measures 4.12-1, 4.12-2, 4.12-5, 4.12-8, 4.12-10, 4.12-11, 4.10-3, and 4.10-4, above	Please see Mitigation Measures 4.12-1, 4.12-2, 4.12-5, 4.12-8, 4.12-10, 4.12-11, 4.10-3, and 4.10-4, above	
Mitigation Measure 6-29: Cumulative Climate Change The proposed project includes the following specific measures which will assist in	Community Development Department	Implement construction measures during site preparation	

Table 1-1
Summary of Mitigation Measures, Responsible Parties, and Timing

Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
<p>the reduction of greenhouse gas emissions:</p> <ul style="list-style-type: none"> ▶ Use of an automatic irrigation system and drip irrigation throughout the site to meet the requirements of the Water Conservation in Landscaping Act. ▶ The project will meet Title 24 requirements which will reduce the amount of energy used by the residences. <p>The project applicant shall implement the mitigation measures identified in Section 4.3, Air Quality and Section 6, Cumulative and Growth-Inducing Impacts of this Draft EIR, to reduce GHG emissions. These measures are summarized as follows:</p> <p>Construction-Generated Emissions</p> <p>Mitigation Measure 4.3-1 identified in Section 4.3, Air Quality of this Draft EIR addresses short-term construction-generated emissions and includes a listing of individual measures that are intended to reduce and minimize construction-generated emissions of fugitive dust and ozone precursors. Several components of Mitigation Measure 4.3-1 would also help to reduce GHG emissions. Such measures include 1) idling time for all diesel-fueled equipment shall be minimized to five minutes; 2) ARB diesel fuel shall be used for all diesel-powered equipment; and 3) preparation of a plan for Placer County Air Pollution Control District approval that would demonstrate that heavy-duty off-road vehicles to be used in the construction project will achieve a project-wide fleet average 20 percent NO_x reduction and a 45% particulate matter reduction compared to the most recent ARB fleet average. No additional mitigation for construction-generated GHG emissions is necessary.</p> <p>Cumulative Operational Emissions</p> <p>Mitigation Measure 6-7 identified in Section 6, Cumulative and Growth Inducing Impacts of this Draft EIR addresses cumulative operational (regional) emissions and includes a listing of individual measures that are intended to reduce and minimize cumulative operational criteria air pollutant and pressure emissions. Such measures include:</p> <p>1) The City, after consultation with the applicant, shall require that all feasible emission control measures be incorporated into project design and operation. Such measures may include, but are not limited to, the following items:</p> <ul style="list-style-type: none"> ▶ Provide access to public transit within ¼ mile of the project site, and transit enhancing infrastructure that includes transit shelters, benches, street lighting, route signs and displays, and/or bus turnouts/bulbs. 		<p>and construction phases</p> <p>Verify operational mitigation prior to site preparation and construction</p>	

Table 1-1 Summary of Mitigation Measures, Responsible Parties, and Timing			
Mitigation Measure	Party Responsible for Monitoring	Timeframe for Implementation	Monitoring Compliance (Provide Name/Date)
<ul style="list-style-type: none"> ► Provide pedestrian and bicycle enhancing infrastructure that includes wide sidewalks (i.e. at least five feet wide), and bikeways/paths connecting to a bikeway system, minimize pedestrian barriers (e.g., sound walls), and incorporate traffic-calming measures such as traffic circles, crosswalks, and bulb-outs at crosswalks. ► Use solar, low-emissions, or central or tankless water heaters, increase wall and attic insulation beyond currently applicable Title 24 requirements, and orient buildings to take advantage of passive solar heating and natural cooling, energy efficient windows (double pane and/or Low-E), and tree shading above that required by code, install photovoltaic cells, programmable thermostats for all heating and cooling systems, awnings or other shading mechanisms for windows and walkways, and utilize day lighting systems such as skylights, light shelves, interior transom windows. ► The project shall include clean alternative energy features to promote energy self-sufficiency (e.g., photovoltaic cells, solar thermal electricity systems) and provide a minimum of 10% on-site renewable energy. <p>2) The project shall implement an off-site mitigation program, coordinated through the PCAPCD, to offset the project's long-term ozone precursor emissions. The project's off-site mitigation program must be approved by PCAPCD. The project's off-site mitigation program provides monetary incentives to sources of air pollutant emissions within the SVAB that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the SIP. The off-site mitigation program reduces emissions within the SVAB that would not otherwise be eliminated.</p> <p>3) In lieu of the applicant implementing their own off-site mitigation program, the applicant can choose to participate in the PCAPCD Off-site Mitigation Program by paying an equivalent amount of money into the program, which would then be used offset emissions as described above. The actual amount of emission reductions needed through the Off-site Mitigation Program would be calculated when the project's average daily emissions have been determined.</p>			