

EXHIBIT B

CONDITIONS OF APPROVAL FOR THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN

The following conditions of approval are adopted as a part of the Northwest Rocklin Area General Development Plan ("NWRA GDP" or "GDP"), and unless expressly stated otherwise, shall apply throughout the GDP Area. The term "Subsequent Entitlements" shall mean discretionary and ministerial land development entitlements which are necessary or desirable for development of the GDP Area as contemplated by this GDP. Subsequent Entitlements include, but are not limited to, tentative and final parcel and subdivision maps, subdivision improvement agreements, conditional use permits, grading permits, and building permits.

If inconsistencies occur between the provisions of the Conditions of Approval to the NWRA GDP and the Zoning and Development Standards of the NWRA GDP, the provisions of the Conditions of Approval shall control.

A. GENERAL

1. Applications for Subsequent Entitlements shall include field surveys which physically delineate the boundaries of wetlands, riparian, areas, archaeological sites, and open space areas on the site of the proposed project for verification by the City or other responsible agencies, unless a survey has already been conducted in a timely and acceptable manner.
2. All projects shall be evaluated subject to the provisions of the Design Guidelines. (DR-2002-06; Resolution 2002-233)

The Northwest Rocklin Design Guidelines and all amendments that may be adopted shall be incorporated by reference into the project's Covenants, Conditions and Restrictions (CC&Rs) and shall include language indicating that the Guidelines are available in the City of Rocklin Community Development Department office.

3. The Sunset Ranchos Planning Area shall participate in any single-family residential design review process that is adopted by the City of Rocklin.

B. LAND USE

Projects proposed within the Highway 65 Corridor Planning Area shall be designed to provide sufficient right of way to promote logical and efficient vehicular circulation throughout the area and include design features to minimize noise and visual impacts on the project from the highway interchange improvements.

C. TRANSPORTATION/CIRCULATION

1. Development under Subsequent Entitlements shall be subject to payment of the regional transportation fees adopted by the South Placer Regional Transportation Authority (SPRTA).
2. Applications for Subsequent Entitlements shall coordinate with the City and Placer County Transit (PCT) to ensure that transit services are in place as needed to serve demand from new development.
3. Applications for tentative maps proposed for sites designated with a school overlay shall include a revised traffic study, as necessary, to ensure that the change to residential use will not violate City service level policies. The study shall indicate any necessary traffic mitigation measures in future development plans to reduce impacts to less-than-significant levels.
4. Parcel size, location, and site design of school sites shall provide adequate parking for students, staff, faculty, and visitors to minimize on street parking and parking in residential neighborhoods.
5. The median width for Whitney Ranch Parkway shall be 20 feet between the Whitney Ranch Parkway/SR 65 Interchange and University Avenue to accommodate a City Secondary Entryway Sign as adopted by the Rocklin City Council.
6. The median width for Wildcat Boulevard shall be 14 feet to accommodate the placement of a City of Rocklin Minor Entryway Sign in the vicinity of the transition between Wildcat Boulevard and Lincoln Parkway.
7. Bus turnouts shall be provided throughout the project area as determined by the City Engineer.
8. Construction traffic associated with development of the Sunset Ranchos Planning Area shall utilize Highway 65 to the fullest extent possible to access the site. An alternative route that is acceptable to the City includes Highway 65 to Sunset Boulevard to West Stanford Ranch Road to Wildcat Boulevard. These routes are to be used by both heavy equipment and individual construction workers. Some limited construction access through Park Drive for major delivery of materials and equipment or other special activities may be permitted subject to approval in advance by the City of Rocklin Public Works Director. Information regarding these restrictions and requirements shall be included in all improvement plans and contractor agreements.

D. AIR QUALITY

1. As a condition of City approval of any grading activity within the North West Rocklin Area, the applicant for grading approval shall first submit a construction emission/dust control plan to and receive approval by the Public Works Director, City Engineer, and the Placer County Air Pollution Control District (PCAPCD). The plan shall specify measures to reduce dust pollution during all phases of construction. The measures shall be included as notes within the Grading or Improvement Plans for the project. The measures may include the following:
 - a. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
 - b. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
 - c. All trucks leaving the site shall be washed off to eliminate dust and debris.
 - d. All construction equipment shall be maintained in clean condition.
 - e. All exposed surfaces shall be revegetated as quickly as feasible.
 - f. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
 - g. Water or dust palliatives shall be applied on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
 - h. No open burning of any kind shall be allowed.
 - i. Contractors' construction equipment shall be properly maintained and tuned during construction activity.
 - j. Contractors shall use low emission mobile construction equipment where possible.
 - k. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission Limitations.
 - l. The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will

be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

- m. Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB-certified off-road engines, as follows:

175 hp	750 hp	1996 and newer engines
100 hp	174 hp	1997 and newer engines
50 hp	99 hp	1998 and newer engines

In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and/or particulate matter traps. The District shall be contacted to discuss this measure.

- 2. The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas. Notwithstanding the foregoing, wood burning fireplaces shall be prohibited in all residential dwelling units within the Whitney Ranch Phase II development.
- 3. Tree planting programs shall include planting at least one tree per single family lot, for shade. Multi-family and non-residential projects shall incorporate trees into parking lot areas. Notwithstanding the foregoing, tree planting programs for Whitney Ranch Phase II should include planting at least two trees in the front yard of each dwelling unit.
- 4. The requirements in this section 4 shall **only** apply to Whitney Ranch Phase II development:
 - a. To the extent feasible, all landscaping areas publicly installed or maintained or installed or maintained by a Homeowner's Association, shall be equipped with automatic irrigations systems, including drip irrigation, to reduce the amount of water used.
 - b. All appliances installed by the homebuilder, such as dishwashers, shall be energy star rated.
 - c. Each single-family home shall be equipped with a whole house fan.
 - d. To the extent feasible, community buildings such as clubhouses and recreational facilities, shall be equipped with water-conserving

plumbing fixtures such as sensor-activated low flow faucets and toilets.

5. Commercial buildings shall be equipped with automated time clocks or occupant sensors to reduce energy loss.
6. Residential subdividers shall record the following separate instrument with their final map(s):

A document prepared by or on behalf of the subdivider for the education of all residents within the project addressing the following air quality concerns:

- a. Open burning, wood burning, and air pollution: problems and solutions.
 - b. Transportation control measures: ride sharing, mass transit availability/schedules, computerized ride-matching services, and other measures designed to reduce both the use of single-occupancy vehicles and vehicle miles traveled.
7. Developers/subdividers shall landscape with native drought-resistant species, where appropriate.
 8. Low NO_x hot water heaters shall be installed per PCAPCD regulations.
 9. Builders shall install an exterior electrical outlet at the front and back of single-family dwellings and duplexes for the use of electric landscape maintenance equipment.
 10. In any development served with natural gas, fireplaces within multi-family residential development projects shall be plumbed for natural gas, and wood-burning fireplaces shall be prohibited within those units.
 11. All wood burning stoves installed in single-family or multi-family units must be EPA certified.
 12. Office, commercial and retail land uses shall include bicycle racks.
 13. In any development served with natural gas, builders shall install natural gas lines at the rear of each single-family residential structure to encourage the use of natural-gas barbecues.
 14. Applicants shall participate in the Placer County Air Pollution Control District's Offsite Mitigation Program. Fees for single family residential units shall be collected at the time of small lot Final Map. Fees for multi-

family dwelling units shall be collected at the time of building permit issuance.

E. NOISE

1. The following items shall be conditions of construction activity and be included in the notes on the face of the Improvement Plans:
 - a. All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers.
 - b. Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.
 - c. Those engaged in construction activity shall comply with the City of Rocklin Construction Noise Compatibility 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 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the Public Works Director or Building Official.
2. Upon review of an application for a Subsequent Entitlement, the Community Development Director shall determine the need for the applicant to prepare a noise analysis to determine the noise impacts to or generated by the proposed project. Mitigation measures for noise impacts identified in the study shall be incorporated into or made conditions of the project. Mitigation measures may include, but not be limited to, increased setbacks, site design alterations, residential design alterations, noise attenuation walls where appropriate, and special building materials, to the satisfaction of the City of Rocklin.
3. Development of residential uses within the 60 dB or greater contour shall use setbacks, barriers, or other measures as necessary to ensure that exterior noise levels at first-floor outdoor activity areas do not exceed standards in the City of Rocklin General Plan, as demonstrated by the project-specific noise analysis. Development shall also use building materials, systems (including heating and air conditioning that will allow residents to keep their windows closed) and/or other techniques necessary to ensure that interior noise levels do not exceed 45 dB.
4. Development involving commercial loading docks, schools, playgrounds, and parks (except on the parcel identified as the High School site and the Community Park site addressed in the following condition) shall be sited and designed to ensure that noise levels at nearby residential areas do not

exceed stationary noise standards utilized by the City. An acoustical study may be required demonstrating compliance to the City prior to approval of the Subsequent Entitlements for this type of development, as determined by the Community Development Director.

5. Development of athletic fields and recreation areas associated with the high school and community park sites shall utilize site design techniques to reduce impacts to surrounding residential development. Prior to final design of high school and community park athletic fields and associated recreation areas, a noise analysis with recommendations shall be conducted to ensure that noise impacts from future operation of those facilities are reduced to the maximum extent feasible.
6. The design and construction of residential development projects adjacent to the High School and Community Park shall include solid noise barriers along the common boundaries.

F. PUBLIC UTILITIES

1. Development shall adhere to standard PCWA requirements. Applicants for Subsequent Entitlements shall enter into a Pipeline Extension Agreement with PCWA, as necessary, and provide all pipelines and facilities necessary to supply adequate amounts of water for domestic and fire protection purposes. All system improvements shall be subject to PCWA approval.
2. Subsequent Entitlements shall be conditioned to fund and install infrastructure required to provide for the wastewater conveyance needs for the proposed development. Prior to construction of improvements outside the project boundaries, the applicant shall submit to the City Engineer a construction plan that outlines the construction limits, construction schedule, traffic detours, noise and dust suppression, resident notification, and emergency service notification as requested by the City.
3. All other utilities, including but not limited to sewer, telephone, gas, and electricity, shall be provided to development under this GDP in accordance with the standards and requirements of the applicable provider.
4. Utility installations within all primary and secondary streets shall include stubs necessary to serve properties that are anticipated to develop after the primary or secondary street has been installed. The intent is to avoid the need to cut/trench through the new road surface and frontage improvements at a later date.
5. The planning and installation of public utilities within the public rights-of-way shall take the planned location of future landscaping into

consideration. Elimination of planned landscaping shall be avoided to the fullest extent possible.

6. The 13-foot wide easement for the 36-inch water line located within the north side of the Whitney Ranch Parkway right-of-way shall not interfere with the overall implementation of landscaping and street tree installation. Compliance with this condition shall be demonstrated during Landscape Improvement Plan approval to the satisfaction of the Community Development Director and the Director of Public Works.

G. PUBLIC SERVICES

Fire

1. Subsequent Entitlements, shall be conditioned on providing and maintaining appropriate access into open spaces or undeveloped portions of the property per City of Rocklin Fire Department requirements.
2. Fire sprinkler systems shall be installed in structures constructed at a location outside of the service area of a funded fire station, as determined by the Rocklin Fire Chief. This condition, if applicable, shall be implemented at the time of approval of the building permits for the structure.
3. All portions of the exterior first floor of residential structures shall be within 150 feet of the public right-of-way or private street system to the satisfaction of the Fire Chief. Structures not capable of meeting this requirement shall be considered a special hazard and fire sprinkler systems shall be installed. This condition shall be implemented at the time of approval of the building permits.
4. Radio repeater towers shall be installed as needed within the project site to the satisfaction of the Fire Chief and City Engineer. Specific sites will be determined by the Fire Department, in conjunction with the approval of Subsequent Entitlements. Installation of the towers shall be deemed a cost of providing fire protection and emergency services. The towers shall be installed by City.

Parks

5. In lieu of paying City's neighborhood park fees, applicants for residential subdivisions in the Sunset Ranchos Planning Area shall dedicate land in fee to the City for neighborhood parks in substantial conformance with the Phasing Plan and General Development Plan, and shall improve neighborhood parks in conformance with the approved Park Master Plan for each site. All parkland shall be free of any physical condition and any

title encumbrances that would prevent or unreasonably restrict use as a park site. Each tentative map shall be reviewed by the City to determine if a park site shall be included, as either an on-site or as an offsite improvement reasonably related to the subdivision, in conformance with the General Development Plan. If a park site is to be included, the tentative map shall be conditioned on the Developer entering into the City's standard form Subdivision Improvement Agreement Turn-Key Park to improve and dedicate the park site to the City. The agreement shall establish the timing of the improvements and dedication, as well as the equipment, facilities, and landscaping in the park, to the satisfaction of the Director of Community Facilities. If a park site is located as an off-site requirement of the respective map, then the subdivider shall, at the direction of the City, dedicate and construct a minimum of 20 foot wide access road to the park site. The agreement shall be executed prior to recording the final map. The improvement and dedication to the City of parkland under this condition shall be at no cost to the City.

6. Plant materials used within the parks adjacent to open space shall be carefully chosen to make the parks appear as extensions of the native corridor. Designs shall be by a licensed landscape architect and approved by the City. Native trees, shrubs and groundcover materials shall be emphasized.

H. OPEN SPACE AND TRAILS

1. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over the remaining portions of the general development plan zoned as OA (Open Area), for purposes of riparian area and creek protection.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing; provided, that detention and/or retention basins and other improvements required by City may be permitted, and native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Game.

2. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over those hillside portions of the GDP which are to be left in open space and are beyond the building limit lines for purposes of hillside and bluff protection. The building limit lines shall be established as a part of the tentative map process.

The easement shall be in substantial compliance with the City's form Grant of Open Space and Conservation Easement, and shall prohibit among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals or trash, and the building of any structures, including fencing.

3. An open space management plan shall be prepared by project subdividers and approved by the City prior to recording of any final maps for the project. The Open Space Management Plan shall include a Fuels Modification Plan which addresses the following:
 - The removed brush and trees (under 6-inches diameter at breast height) within all fuel breaks should be chipped.
 - All undeveloped lots shall be subject to the City's Weed Abatement Program and follow established guidelines for fuel modifications.
 - Access points should be developed for open space areas, and the fuel break should have emergency vehicle access through the entire area.

I. PUBLIC SAFETY AND HAZARDS

1. Applications for Subsequent Entitlements within these portions of the Highway 65 Corridor Planning Area that have not already been studied (i.e., Development Areas 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116), shall include a Phase I Environmental Site Assessment as required by the Community Development Director to determine the potential for site contamination.
2. If evidence of soil contamination, such as stained or odorous soils, or other evidence of hazardous materials is encountered during construction or development activities, work shall cease until an environmental professional, retained at the applicant's expense, has evaluated the situation and identified necessary and appropriate follow-up actions. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the project area are coordinated with Placer County Division of Environmental Health, and, if needed, other appropriate State agencies.
3. If, during construction in the GDP Area, groundwater is encountered and dewatering activities are required, the water shall be analyzed by an environmental professional, retained at the applicant's expense, to determine if the water contains unsafe levels of pesticides, herbicides, nitrates, or other contaminants. Work shall not continue until results of the water analyses have been reported and the Placer County Division of

Environmental Health has been informed of the results and has provided guidance.

4. Applicants for Subsequent Entitlements shall implement the recommendations contained in the Phase I Environmental Site Assessments prepared for the three portions of the project site (Sunset Ranchos, Parcel K, and SR 65 Corridor) as a condition of development approval to ensure that the potential environmental conditions associated with the properties do not present a health and safety hazard to the environment, the site workers, or the public. The recommendations include, but are not limited to, confirmation as to whether illegally applied pesticides, herbicides, or nitrates are present in soil and water on the property, investigation of potential heating oil tanks or hazardous building materials associated with on-site residences, and further investigation of trash pits at the development site. Additional site investigations shall be coordinated with the Placer County Division of Environmental Health and any required remediation shall be completed per Conditions I-2 and I-3 above.

J. VISUAL RESOURCES

1. Light standards on commercial properties shall be placed to minimize adverse light and glare on adjacent residential properties.
2. High intensity light producing uses, such as stadiums and ball fields, shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting for stadiums and ball fields shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use.
3. Lighting within residential and non-residential development projects shall be designed to the extent practicable to incorporate downcast lighting, shielding, and other measures commonly employed as "dark sky" provisions. Lighting on the outside of non-residential buildings shall consist of cut-off shoebox type lighting fixtures, or equivalent, and be mounted such that all light is projected directly toward the ground. Light poles, other than those associated with street lights, the Community Park, and High School facilities, shall be a maximum of 20' in height as measured from grade to the top of the light. Lighting design plans shall be approved by the Director of Community Development for compliance with this condition.

K. CULTURAL RESOURCES

1. The following requirements shall be made conditions of approval of all Subsequent Entitlements and shall be included as notes within all improvement plans for development within the GDP area:
 - a. If, during construction, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource (such as CA-PLA-616) 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 a representative of the Indian Community 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 obtained from the Indian Community within 72 hours (excluding weekends and State and federal holidays) of its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. If the 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.

At a minimum, any Native American artifacts shall be respectfully treated and offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact. In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor an 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.

- b. If, during construction, the project applicant, any successor in interest, or any agents or contractors of the project applicant or successor discovers any human remains, the following steps should be taken:
- 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - a) The project applicant or its successor in interest contacts the Placer County Coroner so that Coroner can determine whether any investigation of the cause of death is required, and
 - b) If the Coroner determines the remains to be Native American:
 - i. The Coroner shall contact the Native American Heritage Commission within 24 hours (excluding weekends and State and federal holidays). After hearing from the Coroner, the project applicant or its successor in interest shall immediately notify the City of Rocklin and a representative from the Indian Community of the Coroner's determination, and shall provide the Indian Community the opportunity, within 72 hours thereafter, (excluding weekends and State and federal holidays) to identify the most likely descendant.
 - ii. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
 - iii. The most likely descendent, as identified by either the Native American Heritage Commission or the Indian Community, may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided

in Public Resources Code section 5097.98,
or

- 2) Subject to the terms of paragraph 3) below, where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
 - a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours (excluding weekends and State and federal holidays) after being notified by the Commission.
 - b) The Indian Community is unable to identify a most likely descendent, or the most likely descendant identified by the Indian Community failed to make a recommendation within 72 hours (excluding weekends and State and federal holidays) after the project applicant or its successor notified the Indian Community of the discovery of human remains; or
 - c) The landowner or its authorized representative rejects the recommendation of the descendant identified by the Commission, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
 - 3) In the event that the Coroner determines that the remains are Native American in origin, and the Native American Heritage Commission and the Indian Community agree that the remains are of a person associated with the historic United Auburn Indian Community, the project applicant or its successor, if permitted by state law, shall provide the remains and any associated grave goods to the Indian Community with the understanding that the Indian Community will provide for burial with appropriate dignity at an appropriate location that will not be subject to future disturbance.
2. During the review process for any land use entitlement involving property currently containing prehistoric resource PL-2, it shall be determined by discussions between the applicant and the City of Rocklin whether it is

feasible to preserve the boulder in place. If in place preservation is selected a deed restriction shall be recorded for that site, in the name of the Indian Community, requiring the preservation of the site. This deed restriction shall run with the land, and shall bind all successors in interest.

Prior to grading within 50 feet of prehistoric resource PL-2, an open space area around the boulder of at least 100 feet in diameter shall be created to preserve the site, and provide public interpretation of the site through signage. Some measure of protection, such as fencing, must be afforded to the deposit if it is present.

3. If in-place preservation of prehistoric resource PL-2 is not possible, the project applicant shall consult with concerned Native Americans and move the boulder to another location where it can be preserved. A deed restriction would then be recorded for that site, in the name of the Indian Community, requiring the preservation of the site. This deed restriction shall run with the land, and shall bind all successors in interest. An open space area around the boulder of at least 100 feet in diameter shall be created to preserve the site, and provide public interpretation of the site through signage. If a deposit is present at the time the boulder is moved, data recovery excavations shall be conducted in the area of its original location to the satisfaction of the Community Development Director.

L. GEOLOGY, SOILS, AND SEISMICITY

1. Applications for Subsequent Entitlements in areas with possible soil instability, earthquake faults or other geologic hazards shall include soils and/or geotechnical analysis of the proposed development. Preliminary reports must be submitted during review of tentative map, use permit, or design review applications. Final reports are required to be submitted concurrent with improvement plans. The geotechnical investigation shall be prepared by a professional engineer or geologist registered in the State of California in accordance with State regulations and to the satisfaction of the City. The City shall ensure recommendations pertaining to site preparation, construction, and building and roadway design are identified in the geotechnical report and are incorporated into each project design through the plan check and inspection process.
2. If blasting activities are to occur in conjunction with site development, 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 blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast

blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

M. HYDROLOGY, WATER QUALITY, AND DRAINAGE

1. The application for the first Subsequent Entitlement in the Sunset Ranchos and Highway 65 Planning Areas shall include a master drainage plan for the undeveloped properties to the satisfaction of the City Engineer. The master drainage plan(s) shall be based generally upon the stormwater detention system shown in the General Development Plan, and shall comply with all provisions of the GDP and adopted mitigation measures.
2. The application shall also include a program for the operation and maintenance of all privately owned drainage facilities and improvements located outside of the public right-of-way (including all facilities and improvements described in this Section M.) to the satisfaction of the Public Works Director. The program shall include monitoring the depth of sediment in detention facilities every two years or other time frame approved by the Public Works Director. If it is determined (through consultation with the Public Works Director) that sediment needs to be removed from detention facilities to ensure adequate stormwater capacity is available, the entity responsible for maintenance shall implement appropriate BMPs to protect terrestrial and aquatic resources and water quality to the satisfaction of the Public Works Director. Sediments removed shall be tested for contaminants and disposed of according to laws and regulations in effect at that time. Responsibility and financial obligations for implementation of the program shall be identified and included as part of the program, and shall include assignment of responsibility to HOA's as appropriate.
3. Mosquito control associated with privately-owned drainage facilities shall be required to be performed by the Homeowners' Association.
4. An appropriate restriction shall be recorded over the detention and/or retention basin(s) to assure their availability and use for detention and water quality purposes in perpetuity.
5. All Subsequent Entitlements shall be conditioned on the property owner entering into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any

assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin. The agreement shall also indemnify the City against claims arising from subdivider's construction of improvements or development of the subdivision and shall be recorded and binding on successors in interest of subdivider.

6. On-site detention, where required, shall be provided to meet Placer County Flood Control and Water Conservation District (PCFCWCD) criteria set forth in Section VII of PCFCWCD's Stormwater Management Manual (SWMM). The SWMM requires, if on-site detention basins are to be used to mitigate downstream flooding effects due to project related increased peak flows, that the objective flow shall be taken as the estimated pre-development peak flow rate less 10 percent of the difference between the estimated pre-development and post-development peak flow rates from the site. This standard shall be used for storm frequencies of 2-year, 10-year, and 100-year storm events, but need not be greater than a 10 percent reduction. In no case shall the objective flow be less than the flows indicated in Figure 7-1 of the SWMM. However, in the event the results of stormwater runoff modeling indicate that on-site detention would exacerbate downstream flooding conditions when applying PCFCWCD numerical criteria, the City shall coordinate with the PCFCWCD to identify appropriate use, location, and sizing of project detention facilities and implement a solution that will ensure conformance with PCFCWCD standards.
7. Installation and design of detention basins shall be in accordance with PCFCWCD's SWMM and in conformance with the applicable master drainage plan. The results of hydrologic modeling shall be used to confirm that the capacity of the on-site detention facilities is adequate to detain the stormwater runoff anticipated following development. In concert with the stormwater system design, the capacity of off-site culverts or existing and/or planned regional detention facilities shall be evaluated to determine whether over-sizing is necessary to accommodate each development's incremental contribution.

8. Where development under a Subsequent Entitlement propose bridge footings or related structures at roadway crossings within the 100-year floodplains of the Orchard Creek and Pleasant Grove Creek tributaries, approval shall be conditioned in preparation of a hydraulic study shall be prepared to the satisfaction of the City Engineer to estimate potential changes in water surface elevations those locations. Should the results of the study indicate water surface elevations will be increased at any location upstream or downstream of the proposed crossing, such that developed locations adjacent to floodplain boundaries would be subject to new or exacerbated 100-year flood hazards, the location and/or design of the bridge crossings shall be modified, as appropriate, to reduce the potential for increased water surface elevations.
9. Application for Subsequent Entitlements within the State Route 65 Corridor shall include supplemental drainage studies to the satisfaction of the City Engineer to comply with Policy 3 of the Community Safety element of the Rocklin General Plan. The supplemental studies shall use the best and most recent information available in drainage reports, and other relevant information as appropriate. Conformance with section VII of PCFCWCD's Stormwater Management Manual (SWMM) shall be incorporated into project designs.
10. A storm water pollutant prevention plan (SWPPP), prepared in conformance with the State Regional Water Quality Control Board regulations, shall be a part of the drainage improvement plans for each development to control construction site runoff.

Typical Best Management Practices/Best Available Technologies (BMPs/BATs) that could be used during construction of development projects in the GDP Area include, but are not limited to, the following:

Temporary facilities such as waddles, sandbags, and hay bales may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs/BATs during construction to ensure they function properly.

11. Appropriate BMPs/BATs shall be incorporated into project designs 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 *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/BATs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs/BATs shall be identified.

Typical BMPs and BATs that could be used at the Proposed Project include, but are not limited to, the following:

- Application of appropriate signage to all storm drain inlets indicating that they outlet to the natural drainageways;
- Application of a street sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainages;
- Installation of oil and grit separators to capture potential contaminants which enter the storm drain system;
- Minimize sources of concentrated flow by maximizing use of natural drainages to decelerate flows, collect pollutants and suspended sediment;
- Establish vegetation in stormwater drainages to achieve optimal balance of conveyance and water quality protection characteristics;
- Placement of velocity dissipaters, rip-rap, and/or other appropriate measures to slow runoff, promote deposition of waterborne particles, and reduce the erosive potential of storm flows;
- Prompt application of soil protection and slope stabilization practices to all disturbed areas;
- Use sedimentation basins to collect and temporarily detain storm water runoff to provide ample settling time before runoff is discharged;
- Creation of storage basins consisting of depressed areas, usually lined, that are sized to hold storm runoff and settle out material (the facility usually has a type of outlet device that is above the bottom of the basin or a small rip rapped berm over which the treated water can flow);
- Creation of a below-ground storage basin consisting of vertical or horizontal corrugated metal or HDPE pipes sized to allow the volume of water required to be treated to percolate into the ground;
- Use of fossil filters consisting of small filters that are placed like troughs around the inside top drain inlets or at ditch outlets.
- Creation of underground stormwater interceptors, which are underground tanks, similar to septic tanks, that are designed to allow material to settle out and also can have a grease trap to separate oil and petroleum products, prior to discharge; and

- Use of rock-lined ditches, which are surface ditches that are lined with rock, with or without filter material, with the rock lining material designed to allow water to filter into the ground.

Provisions for the maintenance and periodic inspection of permanent facilities shall be addressed in the program required by condition M.2., above. These provisions shall include periodic inspection, cleaning, and the replacement of filter materials, as necessary, to retain the integrity of the BMP/BAT.

12. All Subsequent Entitlements shall be conditioned so as to prohibit any development (including preliminary development activity on the site) that will result in a net increase in the volume of stormwater flows, as compared to undeveloped conditions, downstream of the GDP Area, until a regional retention facility designed to accommodate the increased flow is available to receive the flow. To be "available to receive the stormwater flows" from the site of the development, the regional retention facility must be constructed and in operation, and the owner of the development site must have the right to use the facility on a permanent basis for this purpose. Development which, through onsite or offsite retention or detention or otherwise, does not result in a net increase in the volume of stormwater flows, as compared to undeveloped conditions, downstream of the GDP Area, shall not be subject to this prohibition.

N. LANDSCAPING

1. Parking lot landscaping shall be 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. Parking lots shall also include a minimum 15-foot wide perimeter landscaping area and/or earth berming along adjacent streets to assist in screening the views of parked cars.
2. All street landscaping, whether publicly or privately owned, shall be irrigated by a permanent drip system or low water consumption system acceptable to the City Rocklin. All street landscape areas shall be maintained by an adjacent commercial, business/professional, or industrial user, or a Homeowner's Association, placed into the City Landscape and Lighting District, or into a Community Facilities District, or similar financing district, as determined by the City.

O. BIOLOGICAL RESOURCES

1. Applications for Subsequent Entitlements within the GDP Area, except the Sunset Ranchos Planning Area, shall include a special-status plant survey

which shall be conducted during the appropriate blooming period for species expected to occur in the area.

2. Unless otherwise specified in a mitigation plan approved by the City or appropriate resource agency, disturbed special-status plant populations shall be transplanted to an approved mitigation site and/or mitigation credits shall be purchased in an approved mitigation bank to ensure no net loss of rare plant populations.

Transplanted populations will be monitored by a qualified biologist/botanist for a period of 5 years. If there is greater than 80 percent survival of transplanted individuals the mitigation will be considered a success. Additional plants will be required if the 80 percent survival goal is not met.

3. Applications for Subsequent Entitlements within the Highway 65 corridor Planning Area shall include wetland delineations on the land.
4. Subsequent Entitlements shall be appropriately conditioned to require 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, 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 U.S. Army Corps of Engineers and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.

Satisfaction of the conditions shall require the applicant to submit to the Community Development Director and the City Engineer verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the development project meets all regulations and that the applicant has obtained all required permits relating to wetlands and waterways.

5. The following information shall be included as a note within the improvement plans for any development project within the Sunset Ranchos Planning Area:

Measures to protect VELB are already outlined in the Biological Opinion for the Sunset Rancho's Project dated July 21, 2000 and amended on October 13, 2000 (Service File 1-1-00-F-0044, Corps File 199800668) as

part of General Condition 11 of the Nationwide Permit No. 26 wetlands fill permit for that project. These measures may include the following:

All contractors and construction crews shall be briefed by a qualified biologist on the status of VELB (federally listed as threatened) and the need to protect its host plant, requirements to avoid damaging elderberry plants, and possible penalties for not complying with identified mitigation and monitoring measures. All elderberry stems of at least 1.0 inch diameter at ground level that cannot be avoided during construction activities shall be transplanted to an USFWS-approved mitigation area.

All transplanting of elderberry plants shall occur during the plants' dormant season (November to mid-February) and follow the standards set forth in the USFWS *Conservation Guidelines for the Valley Elderberry Longhorn Beetle* (July 9, 1999).

As elderberry shrubs do not occur within the Parcel K Planning Area or the Highway 65 corridor Planning Area, this condition shall not apply in those areas.

6. Prior to approval of improvement plans or grading activity, the applicant shall mitigate for the loss of Swainson's Hawk foraging habitat by providing 0.5 acre of replacement Swainson's Hawk habitat land for each acre of land to be developed. The mitigation may be in the form of conservation easements or fee title to an appropriate entity. The location of the habitat area is encouraged, but not required to be within Placer County. Habitats located within the north half of the Central Valley, from the Stanislaus River to Redding shall be deemed acceptable. Applicant shall verify that this condition has been met to the satisfaction of the Community Development Director.
7. Prior to construction on a development project within the GDP Area, the applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction breeding-season (approximately February 15 through August 30) survey of the development project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the development project site. (No surveys are required if construction activities occur outside of the breeding season.)

If phased construction procedures are planned for the development project, the results of the above survey shall be valid only for the season when it is conducted. A new survey shall be conducted for construction occurring in subsequent seasons.

A report shall be submitted to the City of Rocklin, following the completion of the raptor nesting survey that includes, at a minimum, the following information:

A description of methodology including dates of field visits, the names of survey personnel with resumes, a list of references cited and persons contacted, and a map showing the location(s) of any raptor nests observed on the project site.

If the survey does not identify any nesting raptor species on the project site, no further mitigation shall be required. However, should any raptor species be found nesting on the project site, the following mitigation conditions 8 and 9, below, shall be implemented.

8. The applicant, in consultation with the City of Rocklin and CDFG, shall direct construction activities to avoid all birds-of-prey nest sites located in the development project site during the breeding season while the nest is occupied with adults and/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 will be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.
9. If a legally-protected species nest 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.
10. Applications for Subsequent Entitlements for vacant properties located with the Highway 65 Corridor Planning Area shall include surveys for federally listed vernal pool crustaceans completed during the appropriate active period, or alternatively, the applicant may assume presence of these species on the project site and mitigate accordingly.
11. Approval of Subsequent Entitlements shall be conditioned to require no net loss of vernal pool crustaceans and their habitat. This may be achieved through the Section 404/Section 7 Consultation permit process, in accordance with typical standards used by the U.S. Fish and Wildlife Service. This requirement shall be implemented prior to approval of improvement plans or any land use entitlements.

There are three options for mitigation of project-related impacts to vernal pool crustacean habitat.

Option 1: The applicant shall establish an USFWS-approved mitigation bank. The applicant shall reconstruct vernal pool crustacean habitat at a replacement ratio of 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

The applicant shall permanently protect the agreed-upon acreage of vernal pool crustacean habitat within the mitigation bank via a USFWS-approved conservation easement, to be held by an USFWS-approved entity.

Option 2: The applicant shall pay into the USFWS vernal pool crustacean mitigation fund. The replacement ratio would be 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

Option 3: The applicant shall purchase vernal pool crustacean mitigation credits from an existing mitigation bank. The replacement ratio would be 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

Applicants shall submit to the Community Development Director and the City Engineer verification from the USFWS that the project meets all regulations and that the developer/subdivider has obtained all required permits relating to vernal pool crustacean habitat

12. Temporary fencing shall be erected at locations determined by City Engineer during all construction operations, to prevent encroachment into riparian areas, woodland tree canopies, or other sensitive locations.