MITIGATION MONITORING AND REPORTING PROGRAM

for the



Regional University Specific Plan

Placer County, California

Submitted to:

Environmental Coordination Services

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Mitigation Monitoring and Reporting Program, Regional University Specific Plan

Placer County has adopted a Mitigation Monitoring and Reporting Program procedure (Chapter 18, Environmental Review, Article 18.28 of the Placer County Code). The County's program has two components: the standard mitigation monitoring program (Section 18.28.030) and the mitigation reporting plan (Section 18.28.050). The standard mitigation monitoring program is utilized when the County's existing permitting process will serve as monitoring. The project-specific reporting plan requires that each mitigation measure be listed, along with an identification of individuals or agencies responsible for monitoring and verifying compliance, identification of when the mitigation measure will be implemented, the frequency of monitoring, performance criteria, and identification of the cost, if appropriate. The standard mitigation monitoring program and project-specific reporting plan are each provided in table format.

STANDARD MITIGATION MONITORING PROGRAM

This program requires that mitigation measures adopted for discretionary projects, such as the Regional University Specific Plan, be included in the conditions of approval for that project. Compliance with conditions of approval is monitored by the County through a variety of permit processes as listed below.

Development Review Committee

Improvement Plans Approval

Improvements Construction Inspection

Encroachment Permit

Final Map Recordation

Acceptance of Project as Complete

Building Permit Approval

Certificate of Occupancy

The issuance of any of the listed permits or County actions, which much be preceded by verification from County staff that certain conditions of approval/mitigation measures have been met, serve as the required monitoring for those conditions of approval/mitigation

measures. Mitigation measures that involve ongoing monitoring require the preparation of a specific Mitigation Reporting Plan. Table 1 includes those mitigation measures for the Regional University Specific Plan project that will be monitored through County staff verification of required approvals.

TABLE 1: STANDARD MITIGATION MONITORING PLAN						
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure			
		6.1	Aesthetics			
During tentative small lot map review or design review	Planning Department	6.1-2 (6.1-17)	a) In conjunction with tentative small lot map or design review process for commercial or park submittals within the Community, the applicant shall include a lighting plan for review and approval by the Planning Department. The lighting plan shall incorporate the following light control standards and provisions for minimizing, shielding and screening of night lighting, angles of light sources, and control of light spill and glare:			
			 All outdoor fixtures shall use shielded fixtures with a maximum cutoff angle of 90 degrees. 			
			Residential development shall use shielded fixtures with a maximum cutoff angle of 90 degrees for security lighting.			
			3. Energy efficient lamp technologies shall be incorporated wherever possible such as metal halide, induction lamps, high-pressure sodium, and linear and compact florescent sources. Mercury vapor shall be avoided. Incandescent lights shall be avoided unless they are integrated with a control mechanism that limits their operation time.			
During tentative small lot map review or design review	Planning Department	(6.1-18)	b) The project applicant for the University Campus shall submit for review and approval by the Planning Department a lighting plan as part of the Campus Master Plan that includes athletic facilities and stadium, if proposed. The lighting plan shall incorporate the following light control standards and provisions for minimizing, shielding and screening of night lighting, angles of light sources, and control of light spill and glare:			
			 All outdoor fixtures shall use shielded fixtures with a maximum cutoff angle of 90 degrees. 			
			 Energy efficient lamp technologies shall be incorporated wherever possible such as metal halide, induction lamps, high-pressure sodium, and linear and compact florescent sources. Mercury vapor shall be avoided. Incandescent lights shall be avoided unless they are integrated with a control mechanism that limits their operation time. 			
			 Stadium and athletic field lighting systems shall protect surrounding uses from spillover light and glare by incorporating the following guidelines and specifications into all proposed lighting plans and construction documents: 			
			A. Stadium and athletic field lighting shall be sized, oriented, and hooded to minimize spill light beyond the campus property line and glare visible at nearby residences or residential-zoned land.			

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			 B. The proposed stadium and athletic fields within the Plan Area shall include field lighting fixtures and lamps that are metal halide, or a combination of metal halide and high-pressure sodium, which provide more natural color rendition. Low watt fluorescent or incandescent bulbs shall also be installed in any associated service building and for security lighting. C. On-field lighting shall be matched to the specific type of field requirements (e.g., lighting levels needed for type of sport, division, and telecast requirements). D. Exterior project lighting shall be directed downward and sufficiently shielded to avoid substantial light trespass on adjacent uses. E. The applicant shall provide a lighting plan that shall be subject to review and approval by the County. The plan shall include a photometric diagram, prepared by a certified lighting professional, showing predicted maintained lighting levels produced by the proposed lighting fixture facilities. The lighting plan shall demonstrate how the plan has been formulated to minimize new light and glare to area residents and motorists. F. The lighting plan shall include provisions to limit glare from direct and indirect sources (e.g. reflective surfaces illuminated by direct sources) at residences. 			
During tentative small lot map review or design review	Planning Department	6.1-3 (6.1-20)	Implement Mitigation Measure 6.1-1.			
During tentative small lot map review or design review	Planning Department	6.1-4 (6.1-20)	Implement Mitigation Measure 6.1-2.			
			gical Resources			
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	6.4-1 (6.4-30)	a) Habitat Mitigation: Applicants for development entitlements within the Regional University Specific Plan area shall comply with the mitigation standards set forth in this Mitigation Measure 6.4-1 and shall also obtain applicable permits from the State and Federal resource agencies as may be required by law. Preservation of mitigation land shall occur, in order of preference, by acquisition in fee, through permanent conservation easements, or by purchase of mitigation credits, as deemed acceptable to and approved by Placer County.			

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Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	(6.4-30)	b) No Net Loss of Wetlands: Applicants for development entitlements or approvals associated with the Regional University Specific Plan are required to comply with Placer County's policy of "no-net-loss of wetlands" in connection with proposed development activity that will impact this resource. To satisfy this County "no-net-loss of wetlands" standard, the applicant shall satisfy a preservation component and an enhancement, restoration, and creation component. Table 6.4-3 that follows sets forth the County's mitigation ratios to be achieved to provide for preservation and for restoration, creation, and enhancement to offset wetlands impacts. TABLE 6.4-3		

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				Additionally, the applicant shall comply with Placer County General Plan Policy 6.A.1, which requires sensitive habitat buffers as follows: a minimum of 100 feet from the centerline of perennial streams, a minimum of 50 feet from the centerline of intermittent streams, and a minimum of 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species. If development is proposed within these buffers, prior to approval of the project by the County the project applicant shall be required to ensure that no wetlands, sensitive habitats or threatened or endangered species are present in these areas, or would be affected by project activities.			
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	(6.4-31)	c)	(Non-Vernal Pool) Wetland Impacts: Impacts on "waters of the United States" (not including vernal pools) and other non-jurisdictional wetlands identified in the Placer County General Plan shall be mitigated to provide "no-net-loss" through avoidance, minimization and/or compensatory mitigation techniques. Both the wetland and upland components of all wetland mitigation lands may be creditable towards agricultural land mitigation requirements of Mitigation Measure 6.2-1 and uplands shall count as wetland buffers when appropriate. To minimize indirect effects to the preserve site, the County may impose measures such as controlling and redirecting runoff from adjoining properties or the construction or removal of fences.			
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	(6.4-31)	d)	Vernal Pool Impacts: Impacts on vernal pool (fairy shrimp and tadpole shrimp) habitat shall be mitigated through preservation and restoration of acreage based on each acre directly impacted. Required ratios are set forth in Table 6.4-3. Both the wetland and the upland components of all wetland mitigation lands may be creditable towards agricultural land mitigation requirements of Mitigation Measure 6.2-1 and uplands shall count as wetland buffers when appropriate. To minimize indirect effects to a preserve site, the County may impose measures such as controlling and redirecting runoff from adjoining properties or the construction or removal of fences.			

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				Additional acreage may be required to address impacts on non-vernal pool type wetlands that function as habitat for state or federally-listed species, and indirect impacts on similar avoided habitat. The total required acreage shall be the greater of 1) the amount determined by the County to compensate for the loss of habitat function and value including temporal loss, or 2) the amount determined by the federal agencies working with project applicants. As an alternative, once the Placer County Conservation Plan (PCCP) is adopted, project applicants may participate in the PCCP which is intended to provide for adequate mitigation of vernal pool habitat.		
				Buffers of such off-site mitigation lands shall be consistent with requirements of the PCCP as ultimately adopted by the County to the extent that the PCCP is adopted prior to the acquisition of preserve sites and to the extent feasible.		
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	(6.4-31)	e)	Swainson's Hawk Foraging Impacts: Swainson's hawk foraging habitat shall be mitigated according to California Department of Fish and Game Guidelines: one acre for each acre lost within one mile of a nest, 0.75 acre for each acre lost within one to five miles of a nest, and 0.5 acre lost within five to ten miles of a nest, unless otherwise addressed through the PCCP. Mitigation for impacts on Swainson's hawk habitat may occur within the land required for agricultural mitigation provided that the lands acquired provide suitable foraging habitat for Swainson's hawks. (For example, according to DFG, rice is not a compatible foraging type.) Additionally, the Applicant shall be required to obtain a CESA take permit for any active Swainson's hawk nest that may be removed as part of any proposed construction under the Specific Plan. Additional mitigation measures for the loss of active nest trees shall include planting of suitable nest trees (e.g., valley oak, California black walnut, California sycamore, or Fremont's cottonwood) at a 15:1 ratio (tree per tree) on suitable foraging habitat areas within west Placer County.		
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	(6.4-32)	f)	Out-of-County Habitat Mitigation: Use of out-of-County lands for habitat mitigation shall only be allowed when such lands are of equal or of higher resource value than those in the Specific Plan area. Use of any such lands may be allowed by the County after an evaluation of the resource value of the lands proposed for such use.		

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Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	(6.4-32)	h) Funding for Mitigation Land Acquisition (Fee Title or Conservation Easement) and Monitoring and Maintenance: Funding for land acquisition, adaptive management and monitoring and maintenance may be financed, if acceptable to the County, through a Mello-Roos Community Facilities District (CFD) or other funding mechanism similar to the funding mechanism used to fund Specific Plan infrastructure construction. The specific funding plan, including a method for preserve acquisitions and for in-perpetuity preserve management must be approved by Placer County prior to the first preserve acquisition and prior to any ground disturbance associated with the project.					
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	(6.4-32)	i) Excess Habitat: Excess habitat within mitigation lands acquired for the mitigation of impacts associated with an approved development project within the Specific Plan area may be used to mitigate for subsequent approved development projects within the Specific Plan area. Transfer of excess habitat shall be accomplished through a private cost sharing agreement. The project applicant shall provide Placer County with copies of such agreements for review and for tracking purpose (e.g., debits and credits).					

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Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure			
Prior to recordation of final small lost map for residential uses and issuance of improvement plans, grading permits, or building permits for non-residential uses or off-site infrastructure	Planning Department	(6.4-32)	j) Mitigation and Management Plans: Implementation of the "no-net-loss of wetlands" standard of this Mitigation Measure 6.4-1 shall occur through the implementation of Mitigation and Management Plans for mitigation sites. Such Plans shall accompany each proposed development project, or group of projects, within the Specific Plan area. The applicant shall demonstrate to the County compliance with an approved Mitigation and Management Plan prior to recordation of a final small lot map. For non-residential uses that do not require a tentative subdivision map, as well as development of any off-site infrastructure project associated with the Regional University Specific Plan, a condition of approval shall be placed that requires the approval of a Mitigation and Management Plan prior to issuance of improvement plans, grading permits, or a building permit, whichever comes first.			
			Each Mitigation and Management Plan shall identify the specific mitigation lands that will be necessary to fully mitigate impacts on habitat and special-status species. The plan shall demonstrate capacity to control said property by fee title, permanent conservation easement, or mitigation credits to the satisfaction of the County and State and federal agencies to the extent required by applicable state or federal permits. Recordation or purchase of said property shall take place after approval of the plan by the County. The Plan shall also identify the necessary funding mechanism for the long-term maintenance and management of the mitigation lands along with provisions for adaptive management. Purchase of required habitat credits shall be identified in the Mitigation and Management Plan when such credits are proposed for all or part of a mitigation requirement.			
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	(6.4-33)	k) Dedication of Mitigation Lands for Regional University Specific Plan Projects: The mitigation lands necessary to mitigate for the impacts of developing a project within the Regional University Specific Plan area, as well as developing any off-site infrastructure project associated with the Regional University Specific Plan, shall be dedicated to the County (or other County approved entity) prior to recordation of a final small lot map, or as a condition of issuance of a project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map.			

	TABLE 1: ST	ANDARD M	TION MONITORING PLAN	
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measur	9
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	(6.4-33)	Placer County Conservation Plan: At the time of Placer County was preparing a Natural Commu Conservation Plan Programmatic Section 404/4 Streambed Alteration Agreement to comply with Endangered Species Acts and the Federal Clea planning effort is known as the Placer County Capproved PCCP is in place before the Regional EIR is certified and the RUSP is approved, biologneasures shall be implemented in such a mann PCCP. If the RUSP EIR is certified and the RUS approved, biological mitigation for the Regional this Measure 6.4-1 shall not be subject to the reat the applicant's discretion. In lieu of the above Plan or subsequent phases of the Specific Plan fulfill mitigation requirements by compliance with Such compliance, as determined by Placer Coumitigation that will obviate the need to comply we	nity Conservation Plan, a Habitat 01 Compliance and a Master the State and Federal n Water Act. Collectively, this onservation Plan (PCCP). If the University Specific Plan (RUSP) egical resource mitigation er as to be consistent with the SP is approved before the PCCP is University project as set forth in quirements of the PCCP, except described measures, the Specific may, at the applicant's discretion, in the terms of the adopted PCCP.
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	(6.4-33)	Joint Mitigation: Provided that the mitigation landoth Mitigation Measure 6.2-1 and this Mitigation the habitat mitigation requirements of this Mitigation additional habitat mitigation that is required by a development project undertaken pursuant to the Plan, may occur within and also be counted tow mitigation obligation set forth in Mitigation Measure 1.	n Measure, land acquired to meet tion Measure, and/or any ny governmental agency for any Regional University Specific ards the required agricultural land
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	6.4-2 (6.4-34)	Implement Mitigation Measures 6.4-1 b) as they The mitigation acreage required by these measure included within Mitigation Measure 6.4-1, to the includes wetlands similar in type and equal or g pools lost to development. Once it is adopted, the means of mitigating the impacts on wetlands by and restoration of wetlands in western Placer C Additional steps shall be taken for properties the identification prior to development. These steps delineations, habitat mapping, and where appropresence/absence surveys for special-status sparea.	ures may be partially or entirely extent that the mitigation area reater in habitat value to those he PCCP will provide an alternate contributing to the preservation bunty. at require more detailed resource shall include: wetland priate, protocol level

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Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	6.4-3 (6.4-35)	The project applicant shall preserve, replace, re-create, or restore vernal pool crustacean habitat lost, at a ratio determined by the County in consultation with USACE, to comply with established no-net-loss standards. Potential compensation ratios for loss of vernal pool crustacean habitat could be 3:1 for direct impacts (i.e., direct loss of a pool, or a portion of a pool) and 2:1 for indirect impacts (i.e., ground disturbance within 250 feet of a pool). This may be accomplished through implementation of Mitigation Measure 6.4-1 as it pertains to vernal pools. Additional steps may be required through the State and federal permitting process for properties requiring more detailed resource identification prior to development. Steps the project applicant shall implement, if required, include mapping of habitat types, delineation of wetlands (followed by submission of delineation report to the Corps for verification), special-status species habitat assessments, and possibly protocol-level special-status species surveys.			
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	6.4-8 (6.4-40)	The project applicant shall replace, re-create, or restore Swainson's hawk nesting and foraging habitat lost, at a ratio of up to 1:1 for each acre lost, as determined appropriate by the County. This may be accomplished through implementation of Mitigation Measure 6.4-1 as it pertains to Swainson's hawk foraging habitat and nesting trees.			
Prior to issuance of grading permits	Planning Department	6.4-10 (6.4-42)	Prior to the issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 et seq. of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed agreements. Streambed Alteration Agreement measures to protect the channel bank of a stream from erosion and related effects of construction shall be included in all related construction contracts. Impacts to riparian vegetation or removed trees adjacent to creeks would be addressed through the issued Streambed Alteration Agreement.			

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Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure	
	•		ural Resources	
Prior to approval of a small lot tentative subdivision map and prior to the issuance of any permits for construction	Planning Department	6.5-3 (6.5-13)	Should paleontological resources be identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows:	
			 Identify and evaluate paleontological resources by intense field survey where impacts are considered high; 	
			2. Assess effects on identified sites;	
			 Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; 	
			4. Obtain comments from the researchers;	
			Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible.	
			In considering any suggested mitigation proposed by the consulting paleontologist, County Planning Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	
Prior to approval of a small lot tentative	Planning Department	6.5-6	Implement Mitigation Measure 6.5-3.	
subdivision map and prior to the		(6.5-15)		
issuance of any permits for construction		6.0	l 6 Geology	
With Improvement Plan submittal	Engineering and Surveying Department (ESD)	6.6-4 (6.6-15)	a) The applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the ESD for review and approval of each new development project. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the	

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			applicant's responsibility to ob o secure department approva- review is required as a condit shall be completed prior to su be prepared and signed by a	otain all required agency signatures on the plans and als. If the Design/Site Review process and/or DRC ion of approval for the project, said review process abmittal of Improvement Plans. Record drawings shall California Registered Civil Engineer at the I be submitted to the ESD prior to acceptance by the		
Prior to Improvement Plan approval	ESD	(6.6-15)	be shown on the Improvement the County Grading Ordinance effect at the time of submittal until the Improvement Plans a has been installed and inspec	the improvements, vegetation and tree removal shall at Plans and all work shall conform to provisions of the (Ref. Article 15.48, Placer County Code) that are in the No grading, clearing, or tree disturbance shall occur are approved and all temporary construction fencing cited by a member of the DRC. All cut/fill slopes shall unless a soils report supports a steeper slope and commendation.		
			April 1 to October 1 shall incluwinterization plan shall be proapplicant's responsibility to ascontrol/winterization during prareas are to remain for more measures shall be applied as The applicant shall also provi	e all disturbed areas. Revegetation undertaken from ude regular watering to ensure adequate growth. A byided with project Improvement Plans. It is the saure proper installation and maintenance of erosion oject construction. Where soil stockpiling or borrow than one construction season, proper erosion control specified in the Improvement Plans/Grading Plans. de for erosion control, implementing similar erosion diside drainage is off of the pavement, to the		
			amount of 110% of an approve permanent erosion control wo protection against erosion and acceptance of improvements,	the ESD a letter of credit or cash deposit in the yed engineer's estimate for winterization and ork prior to Improvement Plan approval to guarantee d improper grading practices. Upon the County's and satisfactory completion of a one-year portions of said deposit shall be refunded to the d agent.		
			significant deviation of from the Plans, specifically with regard winterization, tree disturbance	etion, a field review by County personnel indicates a me proposed grading shown on the Improvement of to slope heights, slope ratios, erosion control, e, and/or pad elevations and configurations, the e DRC/ESD for a determination of substantial		

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			conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.
Prior to Improvement Plan approval	ESD	(6.6-16)	 Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.
Prior to Improvement Plan approval	ESD	(6.6-16)	d) Developers of projects within the Plan Area, including off-site improvements, with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board, and shall provide to the ESD evidence of a State-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.
Prior to Improvement Plan approval	ESD	6.6-5 (6.6-17)	The developer of any new project within the Plan Area, including off-site improvements, shall submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:
			 Road, pavement, and parking area design; Structural foundations, including retaining wall design (if applicable); Grading practices; Erosion/winterization; Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils); and Slope stability.
			Once approved by the ESD, the project developer shall provide two copies of the final report to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions and other entitlements, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis, or other defined project

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· ·			basis. This shall be noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.
Prior to Improvement Plan approval or prior to final acceptance of project improvements	ESD	(6.6-17)	b) For non-pad graded lots, prior to Improvement Plan approval, the applicant shall submit to the ESD for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). For pad graded lots, prior to Final Acceptance of project improvements or consideration of early Building Permits and after the completion of the pad grading for all lots, the applicant shall submit to the ESD for review and approval, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).
With Improvement Plan Submittal and	ESD	6.6-6	Implement Mitigation Measures 6.6-5(a) and (b).
prior to approval		(6.6-18)	
			7 Hazards
Prior to and during all project construction activities	Environmental Health Services	6.7-1 (6.7-19)	 a) Comply with all federal, State, and local laws and regulations pertaining to the use, storage, and transportation of hazardous materials during project construction.
Prior to and during all project construction activities	Environmental Health Services	6.7-2 (6.7-21)	The proposed project shall comply with all federal, State, and local laws and regulations pertaining to the use, storage, and transportation of hazardous materials within the University, residential, and commercial land uses.
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	6.7-3 (6.7-22)	a) The applicant shall ensure the recommendations for removing all debris and stained soils identified in the existing Phase 1 ESAs prepared for the project site and off-site improvement areas [Wallace-Kuhl Associates, Consolidated Environmental Site Assessment Regional University Specific Plan, November 28, 2006] and any supplements or amendments thereto, are implemented prior to site preparation.
During site preparation activities	Environmental Health Services	(6.7-22)	b) If, during site preparation, visual or olfactory evidence of contamination is observed when soils are disturbed during construction, the applicant shall ensure the location is investigated and remediated to meet State and County regulations and any required remediation shall be completed prior to resuming construction.
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	(6.7-22)	c) The applicant shall ensure Grading Notes include standard County provisions for the management of previously unidentified hazardous materials contamination or debris that may be encountered during construction.

	TABLE 1: ST	ANDARD M	ITIGATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	(6.7-22)	d) Prior to submittal of a small lot tentative subdivision map or plans for residential or other sensitive development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial agricultural uses are disclosed that could have resulted in persistent contamination, such as rice fields, soil sampling shall be conducted within former commercial agriculture areas. In these instances, prior to setting conditions for subdivision development, soil investigation shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) and contained in the DTSC August 2002 "Interim Guidance for Sampling Agricultural Fields for School Sites", or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
			As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the final small lot subdivision map or equivalent final Placer County approval for residential projects.
			As a result of soil investigation, unconfined and/or widespread residual concentrations of agricultural chemicals may be identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated risk assessment shall be completed prior to improvement plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.
			Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to approval of any tentative subdivision map	Placer County Fire Department	6.7-5 (6.7-24)	The proposed project shall comply with all federal, State, and local laws and regulations pertaining to wildland fires.

	TABLE 1: ST	ANDARD M	ITIGATION MONITORING PLAN
Timing Prior to approval of building permits	Responsible Party for Verifying Compliance Placer County Fire Department and	Mitigation Number (page # in DEIR) (6.7-24)	Mitigation Measure b) Prior to construction, the County shall review project plans for conformance with the UBC and UFC to reduce risk of fires originating within the County.
Prior to issuance of a certificate of occupancy for the first dwelling unit for an interim station, but a permanent facility shall be available for occupancy within 18 months of issuance of the certificate of occupancy for the first dwelling unit	Building Department Placer County Fire Department and Building Department	(6.7-24)	d) Construct a fire station as required by Mitigation Measure 6.10-7(a).
Prior to approval of any tentative subdivision map	Placer Mosquito Abatement District and Environmental Health Services	6.7-8 (6.7-26)	b) The Placer Mosquito Abatement District shall be granted access to perform vector control in all common areas including drainage, open space corridor and park areas in perpetuity. Such access shall be a condition of approval of all tentative maps approved within the Plan Area.
Prior to grading activities	Placer Mosquito Abatement District and Environmental Health Services	(6.7-26)	c) Prior to grading, the applicant shall prepare a Preserve Management Plan which shall include information on compatible mosquito and vector control methods that are appropriate for the various habitat types within the natural open space areas.
			y and Water Quality
Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	ESD	6.8-1 (6.8-23)	a) Prior to recordation of the first Large Lot, Final Map, or any improvement plan approval, a Final Project Drainage Master Plan shall be prepared and submitted to the Placer County Engineering and Surveying Department (ESD) for review and approval. Similarly, drainage plans for any off-site improvement areas shall be prepared and submitted for review. The Final Drainage Master Plan and other drainage plans (Drainage Plans) shall ensure that peak flows from developed areas do not exceed pre-development conditions and shall be in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal. The drainage facilities shall be designed for future, fully developed, unmitigated flows from upstream development. Regional detention and retention basins, regional water quality basins, as well as regional drainage channel improvements, shall be incorporated with appropriate design information along with appropriate phasing information. The Drainage Plans shall include specific operation and maintenance responsibilities, inspection schedules, and reporting requirements. The Drainage Plans shall be prepared by a Registered Civil Engineer and shall include all drainage elements outlined in the Preliminary Drainage Master Plan used for analysis in this EIR or other elements determined by Placer County ESD to be equally effective.

TABLE 1: STANDARD MITIGATION MONITORING PLAN						
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure		
Prior to implementation plan approval and approval of the first Large Lot Tentative Map	ESD	(6.8-23)	b)	New development applications (including backbone infrastructure) within the Plan Area shall be accompanied by site-specific project drainage reports consistent with the approved Final Project Drainage Master Plan. The project drainage reports shall be reviewed and approved by the ESD during the Subsequent Conformity Review Process and prior to improvement plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the Placer County Storm Water Management Manual and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this EIR.		
Prior to implementation plan approval	ESD	6.8-1 (6.8-23)	c)	Drainage facilities, for purposes of collecting runoff, shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the satisfaction of the ESD. These facilities shall be constructed with proposed project improvements, and easements provided as required by the ESD. Maintenance of these facilities shall be provided by a Master Homeowners Association, Community Services District, or other responsible entity to be determined by Placer County prior to any development approval.		
Prior to implementation plan approval	ESD	(6.8-23)	d)	New development applications within the Plan Area shall describe the location, size, and ownership of any stormwater conveyance facility in the Final Project Drainage Master Plan and shown on improvement plans. The developer shall submit a letter to the ESD from the entity controlling the canal describing any restrictions, requirements, easements, etc. relative to project construction. Said letter shall be provided to the ESD prior to the approval of improvement plans.		
Prior to recordation of the first Large Lot Final Map	Department of Public Works	(6.8-24)	e)	A County Service Area (CSA), Community Facilities District (CFD), or other entity for operation and maintenance of the stormwater facilities shall be formed for the Plan Area prior to recordation of the first Large Lot Final Map. This entity would have the ability to participate in design, inspect and accept facilities, and determine appropriate funding levels necessary to operate and maintain these facilities. A drainage facility operation and maintenance special tax or special assessment, with a provision for increases, indexed to the Consumer Price Index		

	TABLE 1: ST	ANDARD M	ITIGATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure
			(CPI), shall be approved by the landowners (voters) of the Plan Area prior to recordation of the first Large Lot Final Map in the Plan Area. An indexing formula for operations and maintenance of drainage facilities shall also be in place prior to recordation of the first Large Lot Final Map.
Prior to implementation plan approval	ESD	(6.8-24)	g) New development shall reduce post-development storm water run-off peak flows and volumes to pre-development levels through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the ESD. Retention/detention facilities shall be designed to be consistent with the approved Master Drainage Plan. Construction of regional retention/detention facilities shall occur prior to or concurrent with the initial development of the Specific Plan. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.
Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	ESD	6.8-2 (6.8-25)	a) Implement Mitigation Measures 6.8-1(a) through (d).
Prior implementation plan approval	ESD and PCFCWCD	6.8-2 (6.8-25)	b) As an option to on-site mitigation for volumetric increases resulting from the proposed project, the proposed project could mitigate for volumetric impacts through purchase of volumetric storage capacity at a facility approved by PCFCWCD and ESD. The Reason's Farms Facility is an approved facility that is planned to be constructed within the Pleasant Grove Creek watershed. If the proposed project were to use this facility for volumetric mitigation, construction of the Reason's Farms Facility must be complete and the facility in operation before any phase of the proposed project is constructed.
Prior to recordation of the first Large Lot Tentative Map or Final Map or implementation plan approval for off-site infrastructure	ESD	6.8-3 (6.8-25)	Prior to approval of plans for off-site infrastructure areas or the recordation of the first Large Lot or Final Map, the applicant shall prepare an addendum to the Preliminary Drainage Master Plan or include in the Final Project Drainage Master Plan modeling of runoff rates and volumes from off-site infrastructure areas. The modeling shall be used to adequately reduce post-project stormwater runoff flows and volumes.

TABLE 1: STANDARD MITIGATION MONITORING PLAN						
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure		
Prior to the approval of any Improvement Plans or Final Maps	ESD	6.8-5 (6.8-27)	b)	No grading activities of any kind may take place within the post project 100-year floodplain as identified in the Final Drainage Master Plan except as necessary to construct and maintain drainage improvements. The post-project 100-year floodplain shall be designated as a development setback line on improvement plans and final subdivision maps, unless greater setbacks are required by other mitigation measures or conditions of approval.		
Prior to the approval of any Improvement Plans or Final Maps	ESD	(6.8-27)	c)	The Final Drainage Master Plan shall show the limits of the future unmitigated fully-developed 100-year floodplain (after development) for the North and South channel tributaries to Curry Creek on the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. Channel construction and/or improvements with new development shall provide sufficient freeboard for the 100-year modeled storm event and shall be identified with floodplain delineations. Subsequent site specific developments shall identify the 100-year floodplain in the site specific drainage report and Improvement Plans.		
Prior to the approval of any Improvement Plans or Final Maps	ESD	(6.8-27)	e)	New development applications within the Plan Area shall identify the limits of existing and proposed floodplains in the Final Drainage Master Plan. Channel/swale construction and/or improvements with new development shall be designed in accordance with the PCFCWCD Storm Water Management Manual and provide sufficient freeboard for the 100-year event and shall be identified with floodplain delineations.		
Prior to the approval of any Improvement Plans	ESD	(6.8-27)	f)	New development shall show finished house pad elevations two feet above the 100-year floodplain water surface elevation (or finished floor at three feet above same elevation) for lots near 100-year floodplain identified in the proposed channels for the North and South tributaries to Curry Creek on the Improvement Plans and Informational Sheet filed with the appropriate Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the ESD following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet(s) to the satisfaction of DRC.		
Prior to Improvement Plan approval	ESD	6.8-6 (6.8-29)	a)	Any project within the Plan Area with ground disturbance exceeding one-acre that is subject to the State NPDES General Construction Permit shall obtain such permit from the CVRWQCB and shall provide to the ESD evidence of a state-issued NPDES General Construction Permit number or filing of a Notice of Intent and fees prior to start of construction.		

	TABLE 1: ST	ANDARD M	ITIG/	ATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	ESD	(6.8-29)	b)	During the Subsequent Conformity Review process and prior to Improvement Plan approval, new development shall submit to the ESD, for review and approval, an erosion control plan consistent with the County's Grading Ordinance. The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES General Construction Permit requirements and County ordinance standards. The plan shall propose BMPs to reduce erosion and water quality degradation during construction to the maximum extent practicable.
Prior to Improvement Plan approval or recordation of any Final Map	ESD	6.8-7 (6.8-30)	b)	The proposed water quality facilities shall be identified and designed in the Final Drainage Master Plan and submitted to Placer County for review and approval. All water quality facilities identified in the Final Drainage Master Plan shall be constructed with the installation of the backbone infrastructure. The Final Drainage Master Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	ESD	(6.8-32)	c)	New development projects within the Plan Area shall submit a site-specific BMP plan to the County, for review and approval, showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction during the Subsequent Conformity Review process and prior to Improvement Plan approval. The plan shall include a method or methods for financing the long-term maintenance of the proposed site-specific facilities.
Prior to Improvement Plan approval	ESD	(6.8-32)	f)	This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program under the jurisdiction of the Central Valley RWQCB. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with Attachment 4 of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS0000004).
	1		.9 Noi	
Concurrent with submittal of project design plans	Planning Department	6.9-3 (6.9-16)	a)	For residences located along Watt Avenue and University Boulevard, a project-specific acoustical analysis shall be prepared in full compliance with Table 9-2 of the Placer County General Plan and submitted concurrently with project design plans for review and approval by Placer County Planning Department. The project design shall incorporate noise reductions measures recommended in the noise analysis, to the maximum extent feasible, to reduce noise levels in the rear yard activity areas of residences; in known outdoor activity areas of other sensitive uses; or at the property line of a sensitive receiving non-residential land use if the

	TABLE 1: ST	ANDARD M	ITIGATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure
			outdoor activity areas are unknown. Where it is not possible to reduce noise in outdoor activity areas to 60 dB L _{dn} /CNEL or less using a practical application of the best-available noise reduction measures and in adhering to the RUSP Development Standards and Design Guidelines, an exterior noise level of up to 65 dB L _{dn} /CNEL may be allowed, provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with Table 9-3 of the Placer County General Plan.
Prior to the issuance of building permits for uses occurring within 1,700 feet of the centerline of the proposed Placer Parkway	Planning Department	(6.9-17)	b) Prior to construction of noise-sensitive uses in areas within 1,700 feet of the centerline of the selected Placer Parkway alignment (or the closest proposed alignment if one has not been selected), a project-specific acoustical analysis shall be prepared in full compliance with Table 9-2 of the Placer County General Plan and submitted concurrently with project design plans for review and approval by Placer County Planning Department. If it is determined that noise levels exceed Placer County standards, the project design shall incorporate noise reductions measures, to the maximum extent feasible, to reduce noise levels in the rear yard activity areas of residences; in known outdoor activity areas of other sensitive uses; or at the property line of a sensitive receiving non-residential land use if the outdoor activity areas are unknown. Where it is not possible to reduce noise in outdoor activity areas to 60 dB L _{dn} /CNEL or less using a practical application of the best-available noise reduction measures and in adhering to the RUSP Development Standards and Design Guidelines, an exterior noise level of up to 65 dB L _{dn} /CNEL may be allowed, provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with Table 9-3 of the Placer County General Plan.
Prior to final design of the stadium	Placer County Development Review Committee	6.9-5 (6.9-19)	Design of the stadium shall incorporate measures to reduce noise effects on nearby sensitive receptors. Possible measures include increasing setbacks between the stadium and off-site residential receptors, orientation of the stadium such that noise is directed away from off-site residential receptors, or construction of intervening nonsensitive uses between the stadium and sensitive receptors to attenuate stadium noise. The effectiveness of the measures shall be demonstrated in a project-specific noise study, which shall be submitted concurrently with the stadium design plans. The study shall be subject to review and approval by Placer County Development Review Committee.
	1		ublic Services
Prior to approval of any tentative subdivision map	Placer County Sheriff's Department	6.10-1 (6.10-5)	The staffing ratios contained in Table 6.10-1, or ratios as otherwise approved by the Board of Supervisors, shall be maintained for the Specific Plan area. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of

Mitigation Monitoring and Reporting Program

	TABLE 1: ST	ANDARD M	ITIGATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure
			law enforcement services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy the staffing standards set forth above and General Plan standards now in existence or as later amended. The funding mechanism shall be subject to the prior review and approval of Placer County.
Prior to the first final subdivision map recordation	Placer County Sheriff's Department	6.10-2 (6.10-6)	a) The project developer(s) shall comply with Placer County Policy 4.H.4, which requires that all future development either fund or develop law enforcement facilities. Compliance with Policy 4.H.4 shall include formation of a County Service Area (CSA), Community Facilities District (CFD for the construction of a 2,500-square-foot equipped Sheriff's service center prior to recordation of the first final subdivision map.
Prior to the first final subdivision map recordation	Placer County Sheriff's Department	(6.10-6)	b) The project developer(s) shall enter into a Development Agreement with Placer County prior to recordation of the first final subdivision map for facilities, staffing, and the purchase and scheduled replacement of the number of equipped vehicles needed as determined by the Sheriff in the same frequency and manner currently used by the County in its patrol vehicle replacement program. All patrol vehicles shall include the necessary equipment to accomplish the mission of the Placer County Sheriff's Department or as otherwise required by the Sheriff.
With Design/Site Review Application submittal	Planning Department and Placer County Sheriff's Department	6.10-3 (6.10-6)	Law enforcement personnel shall have access to and visibility of schools, parks and open spaces; pedestrian areas shall be well lighted and designed in such a manner as to maximize the safety of pedestrians, and buildings shall be designed and sited to provide a safe environment. Improvement plans submitted for review and approval by the Placer County Planning Department shall be accompanied by a written explanation regarding the manner in which the design of the improvements achieves compliance with these requirements.
Prior to the first final subdivision map recordation	Placer County Fire Department	6.10-6 (6.10-12)	The staffing ratios contained in Table 6.10-2 shall be maintained for the Specific Plan area, concurrent with demand, during all phases of development. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy Placer County Fire Department staffing requirements set forth above. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map. It shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.

	TABLE 1: ST	ANDARD M	IGATION MONITORING PLAN	\Box
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure	
Prior to issuance of a Building Permit for the first dwelling Unit for the temporary station and 18 months after issuance of a Building Permit for the first dwelling unit for the permanent station	Placer County Fire Department and Building Department	6.10-7 (6.10-13)	a) The fire station shall be constructed and equipped at a location approved by th Placer County Fire Department, prior to issuance of a certificate of occupancy the first dwelling unit. This first station may initially be located in a temporary building or location; however, a permanent station shall be available for occupancy within 18 months of issuance of the certificate of occupancy for the dwelling unit.	for
Prior to issuance of a Building Permit for the first dwelling Unit for the temporary station and 18 months after issuance of a Building Permit for the first dwelling unit for the permanent station	Placer County Fire Department and Building Department	(6.10-13)	b) The fire station shall be sized to serve the Specific Plan area at buildout, and s be fully funded and equipped (i.e., desks, computers, telephones, radio system beds, refrigerators and all other needs).	
Prior to the first final subdivision map recordation	Placer County Fire Department	(6.10-13)	Formation of a County Services Area (CSA) or a Community Facilities District (CFD), including a landowner-approved special tax of an adequate amount or other financing mechanism acceptable to the County, shall be required prior to recordation of the first final subdivision map to ensure that a funding mechanis for fire protection infrastructure and equipment is in place to provide adequate safety services in the Specific Plan area during all stages of development. The required fire station shall be completed and fully staffed and equipped prior to t issuance of certificates of occupancy. The fire station shall be located on a site readily accessible to service areas and the final fire station location shall be subject to approval by the Placer County Fire Department.	o sm fire e the
Prior to approval of any tentative subdivision map	Placer County Fire Department	6.10-8 (6.10-14)	a) Development and subdivision design shall include adequate setbacks, as determined by the Placer County Fire Department, between open space/corrid areas and structures. Fire pre-suppression and suppression access easements utility corridors and open space areas shall be required as part of the subdivision map process. Building envelopes or another method shall ensure separation of structures, and shall ensure access, as deemed appropriate by the Placer Coun Fire Department prior to approval of any tentative subdivision map.	ts to ion of
Prior to the first final subdivision map recordation	Placer County Fire Department	(6.10-14)	b) A County Service Area (CSA), Community Facilities District (CFD), or other en for sustainable park maintenance shall be formed for the Specific Plan area pri to recordation of the first final subdivision map. Funds for a fuels reduction program for open spaces and corridors shall be included in the financing arrangement by a vote of the landowners prior to recordation of the first final subdivision map. The maintenance entity shall establish and identify ongoing	

TABLE 1: STANDARD MITIGATION MONITORING PLAN				
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure	
			funding for a continuous maintenance program for vegetation (both wildland and landscaped) in any and all open space, vacant areas, and landscape trail, easement and corridor areas within the Specific Plan area prior to recordation of the first final subdivision map.	
Prior to approval of any tentative subdivision map	Placer County Fire Department	(6.10-14)	c) The developers shall fund a fire-safe plan for the subdivisions adjacent to wildland (natural, landscape, and corridor) areas. The fire-safe 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 schedule prior to approval of tentative subdivision maps.	
Prior to final small lot subdivision map recordation	Department of Facility Services	6.10-15 (6.10-33)	Project developers in the Specific Plan area shall comply with the requirements of the General Plan by dedication and improvement of a minimum of 38 acres of active parkland and 38 acres of passive parkland. Project developers shall be responsible for dedicating and fully developing parks and or portions thereof, concurrent with demand in accordance with County levels of service. The County may require oversizing of neighborhood and larger type recreation parks, trails and facilities on a subdivision basis when it is deemed necessary and practical to serve the needs of future residents. In such cases, the County will enter into reimbursement agreements whereby future developments will pay initial developers for oversizing. Concurrent with the construction of the community parks, project developers shall construct a park maintenance building and yard and provide maintenance equipment. The design and building materials, location and quantity of equipment shall be subject to the approval of the Department of Facility Services. All plans and specifications shall be approved by the Department of Facility Services and/or the managing agency prior to the recordation of each final small lot subdivision map. A procedure or agreement to govern the acquisition of parklands and completed park improvements acceptable to the County and/or managing agency, and in compliance with applicable General Plan standards and policies, shall be in place prior to recordation of the first final small lot subdivision map. The specific park plans shall be submitted to the County for approval prior to the final decision as to the number and location of facilities.	

TABLE 1: STANDARD MITIGATION MONITORING PLAN					
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure		
Prior to first final large lot subdivision map recordation - per Development Agreement	Department of Facility Services	6.10-17 (6.10-35)	Project developers shall cause a new County Service Area (CSA), Community Facilities District (CFD), or other Parks Special District to be formed for sustainable park maintenance and recreation programs for the Specific Plan area prior to recordation of the first final small-lot subdivision map. A procedure or agreement to govern park maintenance and local recreation programs shall also be finalized prior to recordation of the first final small-lot subdivision map within the Specific Plan area. This entity would thus have the ability to participate in design, inspection and acceptance of facilities, and determination of appropriate funding levels necessary to maintain these facilities and operate recreational programs. A park maintenance special tax or special assessment with a provision for increases indexed to the CPI shall be approved by the landowners (voters) of the Specific Plan area, to be developed prior to recordation of the first final subdivision map in the Specific Plan area. An indexing formula for maintenance and operation of recreational facilities and programs shall be in place prior to recordation of the first final subdivision map.		
Prior to first final large-lot subdivision map recordation	Department of Facility Services	6.10-18 (6.10-35)	Leave the second of the second		
Prior to first final small lot subdivision map recordation	Auburn - Placer County Library	6.10-20 (6.10-40)	Formation of a County Service Area (CSA), Community Facilities District (CFD) or other financing mechanism acceptable to the County shall be required prior to recordation of the first final small lot subdivision map to ensure that immediate funding for adequate library infrastructure consistent with County standards is in place. The Specific Plan developers shall enter into a Development Agreement to ensure a fair share contribution to adequate library facilities, and that such facilities are available prior to demonstrated need.		
Prior to issuance of a Building Permit for the first dwelling	Auburn – Placer County Library and Planning Department	(6.10-40)	b) Completion of one or more branch libraries to provide a minimum of 0.4 square feet per capita and stocking with books and other materials necessary for a functioning library with a minimum of 2.2 volumes per capita and otherwise meeting the standards of the Auburn-Placer County Library Long-Range Plan, including any subsequent amendments, shall occur concurrent with demand.		
Prior to first final subdivision map recordation	Auburn – Placer County Library and Planning Department	(6.10-40)	c) Project developers shall be required to establish a special benefit assessment district or other funding mechanism to ensure adequate funding of the Specific Plan's fair share for the ongoing operation and maintenance of library facilities. Such funding mechanism shall be established prior to recordation of the first final subdivision map to ensure that immediate funding for adequate library operations and maintenance is in place.		

TABLE 1: STANDARD MITIGATION MONITORING PLAN					
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure		
		6.11 P	ublic Utilities		
Prior to Improvement Plan approval for wastewater collection and transmission infrastructure	Departments of Facility Services, Public Works, and Environmental Health Services	6.11-2 (6.11-8)	a) Commitments from the wastewater treatment provider to receive anticipated flows from the Specific Plan area at the PGWWTP shall be secured by Placer County prior to County approval of improvement plans for wastewater collection and transmission infrastructure. The County shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan area.		
Prior to any Final Map recordation, implementation plan approval, or Building Permit issuance	Department of Facility Services (DFS)	(6.11-8)	b) Specific Plan proponents shall participate financially through connection fees and other financial mechanisms in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows and treatment at the PGWWTP. In addition, Specific Plan proponents shall prepare, or shall provide a fair share contribution toward the preparation of any additional CEQA analysis that may be required for plant modifications and/or expansions.		
Prior to any final subdivision map recordation and prior to Building Permit issuance where no tentative map is required	DFS	(6.11-8)	c) For each increment of new development within the Specific Plan area, the County shall confirm that all necessary permits (e.g., NPDES) are in place for the PGWWTP to discharge additional treated effluent in the amounts associated with the new development. This shall include a determination that development timing will not impede other development for which entitlements have been issued. The requirement for such a showing shall be made a condition of any small lot tentative map approval associated with the new development and shall be verified by the County prior to recordation any final map associated with the new development. Where no small lot tentative map and final map are required prior to non-residential development having the potential to increase wastewater flows, the requirement for such verification, to be demonstrated no later than the time of issuance of building permits, shall be made a condition of approval of project-level discretionary approvals analogous to issuance of small-lot tentative maps.		
Prior to the first final subdivision map recordation	DFS	(6.11-9)	d) Approval of the Specific Plan shall be premised on concurrent County approval of a financing plan that will provide for funding the necessary wastewater collection facilities needed to serve the Specific Plan area, and implemented through approval for formation of a County Service Area (CSA) and a corresponding funding mechanism.		
Prior to the first final subdivision map recordation	DFS	(6.11-9)	e) The Specific Plan proponents shall construct or participate financially in the construction of off-site wastewater conveyance capacity, including lift stations, to accommodate projected wastewater flows that would be generated by development of the Specific Plan.		

TABLE 1: STANDARD MITIGATION MONITORING PLAN				
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure	
Prior to implementation plan approval and issuance of building permits	DFS	(6.11-9)	f) Adequately sized on-site collection facilities, including lift stations, shall be installed for each subdivision in the Specific Plan area concurrent with road construction for individual subdivisions. A "backbone" conveyance system sufficient to serve each subdivision shall be installed prior to issuance of building permits for that subdivision.	
Prior to the approval of Improvement Plans	DFS	(6.11-9)	g) The Regional University Specific Plan Sewer Master Plan shall be revised prior to submission of any wastewater-related improvement plans to include a detailed description of necessary on-site and off-site lift station components. The Master Plan shall include a plan for dealing with power and pump failure, and pump maintenance. The plan shall identify how necessary pumping capacity will be replicated in the event of pump failure or pump maintenance, and shall provide for on-site back-up power sufficient to run pumps and any odor scrubbers, in the event of power failure. Each lift station shall include a wastewater storage component in the form of an enclosed reservoir or tank sufficient to deal with temporary emergency conditions while backup systems are brought on line, in accordance with sizing standards utilized by the County Department of Facility Services.	
Prior to Improvement Plan approval for wastewater collection and transmission infrastructure	DFS	6.11-4 (6.11-11)	Implement Mitigation Measure 6.11-2(c).	
		6.12 Transport	tation and Circulation	
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-1 (6.12-95)	Developers of property within the Plan Area ("Specific Plan" or "the Project") shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant transportation-related impacts, as identified in this traffic analysis, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the 1994 Placer County General Plan as amended. The project's contribution toward such improvements, which the County recognizes will not be sufficient to mitigate all transportation-related impacts to less than significant levels, may take any, or some combination, of the following forms. 1. Construction of roads and related facilities within and adjacent to the boundaries of the Specific Plan Area, which may be subject fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roads or other facilities that would also serve fee-paying development projects other than RUSP.	

TABLE 1: STANDARD MITIGATION MONITORING PLAN					
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure		
		·	Construction of roads and/or road improvements or other transportation facilities outside the boundaries of the Specific Plan Area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the roads or improvements at issue would also serve fee-paying development projects other than RUSP.		
			 The payment of impact fees to Placer County in amounts that constitute the Project's fair share contributions to the construction of transportation facilities to be built or improved within unincorporated Placer County, consistent with the County's Capital Improvement Program ("CIP"). 		
			4. The payment of impact fees to the South Placer Regional Transportation Authority ("SPRTA") in amounts that constitute the Project's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects.		
			 The payment of other adopted regional impact fees that would provide improvements to roadways, intersections and/or interchanges that are affected by multiple jurisdictions (e.g., Walerga/Fiddyment/Base Line). 		
			6. The payment of impact fees to Placer County in amounts that constitute the Project's fair share contributions to the construction of transportation facilities and/or improvements within the City of Roseville, Sacramento County and/or Sutter County needed in whole or in part because of the Project, to be made available to the City of Roseville, Sacramento County, and/or Sutter County, if and when those jurisdictions and Placer County enter into an enforceable agreement consistent with Placer		
			7. Developers of property within the Plan Area shall pay impact fees to Placer County in amounts that constitute the Project's fair share contributions to the construction of transportation facilities and/or improvements on federal or State highways or freeways needed in part because of the Project, to be made available to the California Department of Transportation ("Caltrans") if and when Caltrans and Placer County enter into an enforceable agreement consistent with State law and Placer County General Plan policy 3.A.15(c).		
			8. In pursuing a single agreement or multiple agreements with City of Roseville, Sacramento County, Sutter County, and/or Caltrans, Placer County shall negotiate in good faith with these other jurisdictions to enter into fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the RUSP, commitments for the provision of adequate "fair share" mitigation payments from the Project for its out-of-jurisdiction traffic impacts and its impacts on federal and state freeways and highways.		

TABLE 1: STANDARD MITIGATION MONITORING PLAN				
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure	
			 If transportation improvements required to be constructed as mitigation are constructed prior to RUSP implementation, the project will pay its fair share portion for those improvements. 	
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-2 (6.12-97)	The project applicant shall pay its fair share of mitigation costs for the following improvements, as defined in Mitigation Measure 6.12-1.	
			Scenario A Widen Base Line Road from three to four lanes between Fiddyment Road and Foothills Boulevard.	
			Scenario B Widen Pleasant Grove Boulevard from four to six lanes between Woodcreek Oaks Boulevard and Foothills Boulevard.	
			Scenario C Widen Foothills Boulevard from four to six lanes between Base Line Road and Roseville Road.	
			Scenario D Widen Cirby Way from four to six lanes between Roseville Road and Riverside Avenue.	
			The roadway projects recommended in Mitigation Measure 6.12-2A through 6.12-2C are already contained in the City of Roseville CIP because they are needed to accommodate previously approved development in the City and surrounding jurisdictions. The roadway project recommended in Mitigation Measure 6.12-2D has been removed from the City of Roseville CIP by recent City Council action and thus cannot be assumed. The need for these roadway projects could be accelerated with implementation of the RUSP	
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-3 (6.12-97)	The project applicant shall pay its fair share of costs for the following mitigation project as defined in Mitigation Measure 6.12-1.	
		,	Scenario A Widen Watt Avenue from four to six lanes between Elverta Road and Antelope Road.	
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-4 (6.12-98)	The project applicant shall pay its fair share of costs for the following mitigation projects as defined in Mitigation Measure 6.12-1.	
			Scenario A-C Widen SR 70/99 from four to six lanes between Sankey Road and Elkhorn Boulevard.	
			Scenario D-E Widen SR 65 from four to six lanes between Pleasant Grove Boulevard and I-80. The project's impact is limited to the SR 65 segment between Pleasant Grove Boulevard and I-80 under existing plus project conditions, but extends to all study segments of SR 65 (Sunset Boulevard to I-80) under cumulative plus project conditions.	

TABLE 1: STANDARD MITIGATION MONITORING PLAN					
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure	
-			Sac is lir exis	estruct HOV lanes (as currently planned by Caltrans) on I-80 from the tramento County line to just west of Rocklin Road. The project's impact mited to the I-80 segment between SR 65 and Rocklin Road under thing plus project conditions, but extends to all study segments of I-80 er cumulative plus project conditions.	
				oplicable regional SPRTA impact fees satisfies the project's fair share mitigating impacts to mainline SR 65 (segments D-E above).	
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-5 (6.12-99)		cant shall pay its fair share of costs for the following mitigation projects gation Measure 6.12-1.	
			Intersection A.1)	Widen Base Line Road from two to four lanes between Watt Avenue and Pleasant Grove Road south (County line) and;	
			2)	Construct an exclusive westbound right-turn lane and an exclusive eastbound left-turn lane.	
			Intersection B.1)	Implement Mitigation Measure 6.12-5A.1 and;	
			2)	Widen Base Line Road from two to six lanes between Fiddyment Road and Watt Avenue and;	
			3)	Modify the traffic signal and construct the following intersection lanes.	
				 Eastbound - an exclusive eastbound right-turn lane, three through lanes, and dual left-turn lanes 	
				 Westbound – a free-right turn lane, three through lanes that extend through the intersection and taper back to two lanes after a minimum of 1,000 feet, and dual left-turn lanes 	
				 Northbound – an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane 	
				 Southbound – an exclusive right-turn lane, two through lanes, and dual left-turn lanes 	
			Intersection C.1)	Widen Watt Avenue from two to four lanes between Base Line Road and the current four-lane section just south of PFE Road and;	
			2)	Install a traffic signal and construct an exclusive southbound left-turn lane and an exclusive northbound right-turn lane.	

	TABLE 1: ST	ANDARD MI	ITIGATION MONITORING PLAN		
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure	
	·	,	Intersection D.1)	Implement Mitigation Measure 6.12-5B-2 and;	
			2)	Modify the traffic signal and widen the intersection to add the following intersection lanes.	
				Eastbound – add a second left-turn lane	
				 Northbound – add a second through lane and an exclusive right-turn lane 	
				 Southbound – add a second through lane and convert the right-turn lane to a free movement that becomes the third westbound through lane on Base Line Road as identified in Mitigation Measure 6.12-5B.2. The second through lane should extend south of the intersection a minimum of 500 feet before transitioning back to one lane. 	
			Intersection E.1)	Implement Mitigation Measure 6.12-5A.1 and;	
			2)	Install a traffic signal and construct the following intersection lanes.	
				Eastbound – add a second through lane	
				 Westbound – add a second through lane and an exclusive left- turn lane 	
				Northbound – construct exclusive left-turn and right-turn lanes	
			Intersection F.1)	Implement Mitigation Measure 6.12-5A.1 and;	
			2)	Install a traffic signal and construct the following intersection lanes.	
				 Eastbound and Westbound – add a second through lane and an exclusive left-turn lane 	
				Northbound – construct an exclusive right-turn lane	
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-6 (6.12-101)	The project applicas defined in Mitig	cant shall pay its fair share of costs for the following mitigation projects gation Measure 6.12-1.	
			Intersection A)	Install a traffic signal.	
			Intersection B)	Install a traffic signal and construct a second westbound left-turn lane.	
			Intersection C)	Implement Mitigation Measure 6.12-5D.	
			Intersection D)	Implement Mitigation Measure 6.12-2A and modify the traffic signal.	

TABLE 1: STANDARD MITIGATION MONITORING PLAN					
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure	
			Intersection E)	Convert the third westbound through lane to a third left-turn lane.	
			Intersection F)	Construct a second westbound left-turn lane.	
			Intersection G)	Construct a third northbound left-turn lane.	
			Intersection H)	Add a third northbound through lane, construct a second northbound left-turn lane, and convert the eastbound right-turn lane with overlap phasing.	
Prior to Improvement Plan approval	Department of Public Works and	6.12-7 (6.12-102)		cant shall pay its fair share of costs for the following mitigation projects gation Measure 6.12-1.	
	ESD		Intersection A.1)	Install a traffic signal and construct exclusive left turn lanes for the eastbound and westbound approaches;	
			2)	Widen Riego Road from two to four lanes between Pleasant Grove (south) and SR 70/99 and remove the stop signs on the eastbound and westbound approaches and construct an exclusive westbound left-turn lane and an exclusive eastbound left-turn lane.	
			Intersection B.1)	Install a traffic signal and construct exclusive left turn lanes for the eastbound and southbound approaches,	
			2)	Implement Mitigation Measure 6.12-7A.2 and remove the stop signs on the eastbound and westbound approaches, and construct an exclusive eastbound left-turn lane.	
Prior to Improvement Plan approval	Department of Public Works and	6.12-8 (6.12-103)		cant shall pay its fair share of costs for the following mitigation projects gation Measure 6.12-1.	
	ESD		Intersection A.1)	Implement Mitigation Measure 6.12-3A and;	
			2)	Modify the traffic signal and widen the intersection to accommodate a second southbound left-turn lane.	
Prior to Improvement Plan approval	Department of Public Works and	6.12-9 (6.12-104)		cant shall pay its fair share of costs for the following mitigation projects gation Measure 6.12-1.	
	ESD	,	Intersection A)	Implement Mitigation Measure 6.12-4A.	
			Intersection B)	Re-stripe the northbound approach ramp to include an exclusive left- turn lane, a shared left-turn/right-turn lane, and an exclusive right- turn lane.	

TABLE 1: STANDARD MITIGATION MONITORING PLAN					
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure		
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-10 (6.12-105)	The project applicant shall pay its fair share of costs for the following mitigation proj		
Prior to Improvement Plan approval	Department of Public Works and ESD	6.2-12 (6.12-107)	The project applicant or developer shall prepare, and submit to Placer County for approval, a University Master Plan that includes a detailed parking plan for special event conditions. The parking plan shall identify sufficient parking to accommodate projected demand for varying types of events and levels of attendance up to and including a sold-out event. The college, university, or special event sponsor shall be responsible for implementing all elements of the parking plan required by Placer County unless the County decides otherwise.		
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-13 (6.12-108)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1. Segment A-H) Implement Mitigation Measures 6.12-3 and 6.12-4. In addition, construct Placer Parkway as a four-lane freeway between SR 65 and SR 70/99, connect Watt Avenue as four lanes to Blue Oaks Boulevard, and widen Watt Avenue from four to six lanes between Base Line Road and Elverta Road.		
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-14 (6.12-109)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1. Segment A-B) Implement Mitigation Measure 6.12-13.		
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-15 (6.12-110)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1. Segment A-J) Implement Mitigation Measure 6.12-13.		
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-16 (6.12-111)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1. Intersection A-C) Implement Mitigation Measure 6.12-13.		

	TABLE 1: ST	ANDARD M	ITIGATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure
			Intersection D) Implement Mitigation Measure 6.12-13 and add a second northbound left-turn lane.
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-17 (6.12-111)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1.
			Intersection A-H) Implement Mitigation Measure 6.12-13.
			Intersection C) Add a fourth through lane to the eastbound and westbound approaches.
			Intersection H) Convert second eastbound through lane to a shared right-through lane.
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-18 (6.12-112)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1.
			Intersection A) Implement Mitigation Measures 6.12-13 and add a second southbound left-turn lane.
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-19 (6.12-113)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1.
			Intersection A) Implement Mitigation Measure 6.12-13 and add a third through lane on the eastbound and westbound approaches of the intersection.
			Intersection B) Implement Mitigation Measure 6.12-13.
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-20 (6.12-114)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1.
			Intersection A-B) Implement Mitigation Measures 6.12-13.
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-21 (6.12-115)	The project applicant shall pay its fair share of mitigation costs as defined in Mitigation Measure 6.12-1.
			Ramp A-Q) Implement Mitigation Measure 6.12-13.
			Ramp J) Construct a continuous auxiliary lane from SR 65 eastbound on-ramp to the Rocklin Road eastbound off-ramp.
			Ramp K) Construct a second off-ramp lane to SR 65 that will become the third northbound through lane on SR 65. This would include a 1,300 ft auxiliary lane on I-80 (see Figure 6.12-30A).

	TABLE 1: ST	ANDARD M	ITIGATION MO	NITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-22 (6.12-116)	The project appli Measure 6.12-1.	cant shall pay its fair share of mitigation costs as defined in Mitigation
		,	Intersection A)	Modify the traffic signal to split-phase and provide the following intersection turn lanes on Antelope Creek Drive.
				• Eastbound – two left-turn lanes, one through/left-turn lane, one through lane, and one right-turn lane
				 Westbound – two left-turn lanes, one through/left-turn lane, and one right-turn lane
			Intersection B)	Modify the traffic signal and construct the following turn lanes at the Washington Boulevard/Pleasant Grove Boulevard intersection.
				 Northbound – two left-turn lanes, two through lanes, and one right-turn lane
				 Eastbound – two left-turn lanes, three through lanes, and one right-turn lane
				 Westbound – two left-turn lanes, four through lanes, and one right-turn lane
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-23 (6.12-117)	The project appli Measure 6.12-1.	cant shall pay its fair share of mitigation costs as defined in Mitigation
		, ,	Intersection A)	No physical mitigation available due to right-of-way constraints. This finding was confirmed with City of Roseville Public Works Department staff.
			Intersection B)	Modify the traffic signal to split-phase and construct the following turn lanes on Antelope Creek Drive.
				• Eastbound – two left-turn lanes, one through/left-turn lane, one through lane, and one right-turn lane
				 Westbound – two left-turn lanes, one through/left-turn lane, and one right-turn lane
			Intersection C)	No physical mitigation available due to right-of-way constraints. This finding was confirmed with City of Roseville Public Works Department staff.

	TABLE 1: ST	ANDARD M	ITIGATION MC	ONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)		Mitigation Measure
			Intersection D)	Modify the traffic signal and construct the following turn lanes on Foothills Boulevard.
				 Northbound – two left-turn lanes, three through lanes, and one right-turn lane
				 Southbound – two left-turn lanes, three through lanes, and one right-turn lane
			Intersection E)	Widen Blue Oaks Boulevard from six to eight lanes between Woodcreek Oaks Boulevard and SR 65.
			Intersection F)	Modify the traffic signal and construct the following turn lanes at the Washington Boulevard/Pleasant Grove Boulevard intersection.
				 Northbound – two left-turn lanes, two through lanes, and one right-turn lane
				 Eastbound – two left-turn lanes, three through lanes, and one right-turn lane
				 Westbound – two left-turn lanes, four through lanes, and one right-turn lane
Prior to Improvement Plan approval	Department of Public Works and ESD	6.12-24 (6.12-118)	service to the stu benefit or assess and Placer Cour	icant shall contribute its fair share of the cost to provide public transit udy area as determined by Placer County through participation in a sment district or through a separate agreement between the applicant uty consistent with Mitigation Measure 6.12-1. At a minimum, service is ude the following components.
			County tr	Ite bus service connecting the plan area to City of Roseville and Placer ansit with a minimum of hourly headways and a maximum of 15-minute s added in peak periods.
			 Demand- plan area 	responsive service meeting ADA paratransit requirements within the
			 Peak per Sacrame 	iod (a.m. and p.m.) weekday commuter bus service to downtown nto.
			the opera	all include the capital costs of transit vehicles and facilities as well as tring and maintenance cost of the service beyond what will be paid for transportation development act (TDA) funding.

	TABLE 1: ST	ANDARD M	TIGATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure
			Vater Supply
Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than 500 dwelling units	PCWA and Planning Department	6.14-1 (6.14-21)	a) Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than 500 dwelling units, the County shall comply with Government Code section 66473.7. Prior to approval of any small lot tentative subdivision map for a proposed residential project of 500 or fewer units, the County need not comply with section 66473.7, or formally consult with PCWA or other public water system, but shall nevertheless make a factual showing or impose conditions similar to those required by section 66473.7 in order to ensure an adequate water supply for development authorized by the map. Prior to recordation of any final subdivision map, or prior to County approval of any similar project-specific discretionary approval or entitlement required for non-residential uses, the applicant shall demonstrate the availability of a long-term, reliable water supply from a public water system for the amount of development that would be authorized by the final subdivision map or project-specific discretionary nonresidential approval or entitlement. Such a demonstration shall consist of a written certification from the water service provider that either existing sources are available or that needed improvements will be in place prior to occupancy.
Prior to approval and recordation of the first small lost final subdivision map	PCWA and Planning Department	(6.14-21)	b) The Specific Plan proponents shall, prior to the approval and recordation of the first small lot final subdivision map, prepare and submit a water conservation plan for review and approval by the Placer County Planning Department and PCWA. The plan shall identify specific measures that shall be implemented as part of the Specific Plan, supported by documentation of the estimated water savings to be anticipated through implementation of the conservation measures.
Prior to approval and recordation of the first small lost final subdivision map or Improvement Plan for non-residential projects	PCWA and Planning Department	(6.14-21)	c) Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map, the project applicant, in conjunction with the Placer County Water Agency (PCWA), shall perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water conveyed through City of Roseville facilities and/or pursuant to the wheeling agreement between the City of Roseville and PCWA, as amended from time to time. The analysis shall be submitted to both the County and the City of Roseville. The County shall confirm with PCWA that uncommitted capacity remains to wheel the required amount of PCWA-supplied water to the Specific Plan area prior to approval of discretionary actions. In the event sufficient uncommitted capacity does not exist, the County

	TABLE 1: ST	ANDARD M	TIGATION MONITORING PLAN
Timing	Responsible Party for Verifying Compliance	Mitigation Number (page # in DEIR)	Mitigation Measure
			shall not grant the proposed tentative subdivision map or other project level discretionary approval until the County determines that a water supply not dependent on water from PCWA that is wheeled through the Roseville system becomes available for the area at issue.
Prior to approval and recordation of the first small lost final subdivision map or Improvement Plan for non-residential projects	PCWA and Planning Department	(6.14-22)	d) Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map, the project applicant, in conjunction with the PCWA, shall show that total RUSP groundwater withdrawal will be limited to less than 2,440 AFA for the entire Plan Area.
Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than 500 dwelling units	PCWA and Planning Department	6.14-5 (6.14-39)	Implement Mitigation Measure 6.14-1.

PROJECT SPECIFIC MITIGATION REPORTING PLAN

A mitigation reporting plan is required when the standard mitigation plan does not address the required mitigation monitoring. This occurs when on-going monitoring of required mitigation measures extend beyond the County's permitting process. Table 2 contains the required components of the specific reporting plan and describes those mitigation measures that will require ongoing monitoring to ensure implementation.

	TABLE 2: PROJECT SPECIFIC MITIGATION REPORTING PLAN									
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding			
,		6.1 Aesth		!		!				
6.1-1 (6.1-16)	Implement Mitigation Measure 6.2-1, which requires that one acre of agricultural land be preserved within Placer County for each acre of agricultural land impacted by the Community and University development within the Specific Plan area.	Applicant	Planning Department and Agricultural Commission	Prior to issuance of grading permits or approval of improvement plans	Once during review of improvement plans	One-to-one ratio of preserved agricultural land	Applicant			
		6.2 Agricultural								
6.2-1 (6.2-14)	In order to mitigate for the loss of farmland resources converted to non-agricultural uses on the project site and on areas designated for off-site improvements, one acre of agricultural land within Placer County shall be preserved for each acre of agricultural land impacted by the Community and University development within the project area. A total of 1,024 acres has been identified to be compensated at this one-to-one ratio. That portion of the University site consisting of 183.5 acres proposed as open space and not currently in agricultural production and 53 acres of land temporarily impacted do not require mitigation. If the 20-acre offsite detention/retention basin can used for agricultural purposes while maintaining its functional use as a detention/retention basin as determined by the County, no mitigation shall be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the County. Lands proposed for mitigation shall satisfy at least one of the following criteria, as determined by the Planning Director in consultation with the County Agricultural Commissioner: (1) be in agricultural production, or have the potential to support agriculture, (2) be undeveloped and have a Natural Resources Conservation Service soils classification of the same or greater value than lands being affected within the Regional University Specific Plan property	Applicant	Planning Department and Agricultural Commission	Prior to issuance of grading permits or approval of improvement plans	Once during review of improvement plans	One-to-one ratio of preserved agricultural land	Applicant			

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	ı		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	Important Farmland Mapping categorization than lands being affected with the Specific Plan property. "In-kind" mitigation (i.e., rice land for rice land) is not required for the agricultural land impacted by the development within the Project Area when so approved by County.						
	Mitigation land shall be acquired in increments of no less than 80 total contiguous acres in size. This 80-acre minimum size standard can be met by the acquisition of one or more parcels that cumulatively add up to 80 acres or more. The mitigation land shall be within or adjacent to lands designated as Agriculture or Open Space within the Placer County General Plan, unless the Planning Director, in consultation with the County Agricultural Commissioner, determines the proposed land meets the purpose and intent of this mitigation measure.						
	Mitigation lands shall be acquired in the appropriate minimum size prior to approval by the County of any permit or entitlement that could result in ground disturbance (e.g., prior to issuance of grading permit or improvement plans), including the construction of off-site or on-site project infrastructure.						
6.2-4 (6.2-19)	Implement Mitigation Measure 6.2-1.	Applicant	Planning Department and Agricultural Commission	Prior to issuance of grading permits or approval of improvement plans	Once during review of improvement plans	One-to-one ratio of preserved agricultural land	Applicant
		6.3 Air Qu					
6.3-1 (6.3-17)	 a) Water exposed surfaces, as required, to control fugitive dust, including areas where soils are being loaded and/or unloaded; 	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.3-17)	b)	Apply soil stabilizers to inactive areas;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-17)	c)	Suspend grading operations when wind is sufficient to generate visible dust emissions crossing the boundary line of a project site, despite the application of dust mitigation measures;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-17)	d)	Pave, use gravel cover, apply water three times daily, or spray a dust control agent on all unpaved haul roads;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-17)	e)	In compliance with Rule 228, Fugitive Dust, all visible roadway dust tracked-out upon public paved roadways as a result of active operations shall be removed at the conclusion of each work day when active operations cease, or every twenty-four (24) hours for continuous operations. Wet sweeping or a HEPA filter equipped vacuum device shall be used for roadway dust removal;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-18)	f)	Cover all trucks hauling soil, sand and other loose materials or ensure that all trucks hauling such materials maintain at least two feet of freeboard space;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-18)	g)	Install sandbags or other erosion control measures to prevent silt runoff onto public roadways;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-18)	h)	Unpaved areas subject to vehicle traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or covered;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.3-18)	i)	Prior to groundbreaking, the applicant shall submit a Construction Emission/Dust Control Plan to PCAPCD for its review and approval. This plan must address the minimum Administrative Requirements found in section 400 of District Rule 228, Fugitive Dust. The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust, on-site for reference. In addition, the applicant shall have a preconstruction meeting for grading activities on 20 or more acres to discuss the Construction Emission/Dust Control Plan. The applicant shall invite PCAPCD to this meeting;	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-18)	j)	The applicant shall suspend all grading operations when fugitive dust exceeds District Rule 228, Fugitive Dust limitations. An applicant representative who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance with Rule 228, Fugitive Dust. This requirement for a VEE applies to all projects grading 20 or more acres in size, regardless of how many acres are to be disturbed daily. Fugitive dust shall not exceed 40 percent opacity and shall not go beyond the Specific Plan boundary line at any time. If lime or other drying agents are utilized to dry out wet grading areas, they shall be controlled so as not to exceed District Rule 228, Fugitive Dust limitations; and	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
(6.3-18)	k)	The speed of any vehicle or equipment traveling on unpaved areas must be no more than 15 miles per hour unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust exceeding Ringlemann 2 or visible emissions from crossing the project boundary line.	Applicant	Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	J		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
,	I)	The County shall include as a condition of approval for any grading permit that no more than 50 acres of the proposed project site is to be disturbed on any day.	Applicant	Planning Department PCAPCD	Prior to approval of grading permit	Ongoing throughout construction phase	Limit grading to no more than 50 acres per day	Applicant
6.3-2 (6.3-19)	emis air p PCA cons	ntractors shall be required to reduce NO _x and ROG ssions by complying with the construction vehicle collutant control strategies developed by the APCD. Contractors shall include in the struction contracts the following requirements or asures shown to be equally effective:	Applicant	Planning Department and PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
(6.3-19)	a)	Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Generally, vehicle idling should be kept below 5 minutes.	Applicant	Planning Department and PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
(6.3-19)	b)	Contractor's construction equipment shall be properly maintained and in good working condition.	Applicant	Planning Department PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
(6.3-19)	c)	Construction equipment exhaust shall not exceed PCAPCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless of how many acres are to be disturbed daily.	Applicant	Planning Department PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
(6.3-19)	d)	The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for	Applicant	Planning Department PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
		the construction project. The project representative shall provide the District with the anticipated construction timeline including start date and name and phone number of the project manager and on-site foreman. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet average of 20 percent NO _x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. 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 web site to determine if their off-road fleet meets the requirements listed in this measure.						
(6.3-20)	e)	Construction contractors shall be required to use low-VOC architectural coatings and asphalt in compliance with District Rules and Regulations. Contractors shall also be required to fuel stationary construction equipment with low-sulfur fuels, and use existing power sources (e.g., power poles) or clean fuel generators in place of temporary diesel power generators whenever feasible.	Applicant	Planning Department PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
	f)	Use add-on retrofit controls, where applicable, for construction equipment to reduce NO_x and DPM.	Applicant	Planning Department PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
,	g)	Use CARB-certified lower-emitting, alternatively fueled equipment when possible.	Applicant	Planning Department PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
	h)	Use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If project construction requires diesel powered generators greater than 50 horsepower, a Permit to Operate shall be obtained from the PCAPCD.	Applicant	Planning Department PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
6.3-3 (6.3-21)	Imp	lement Mitigation Measures 6.3-1 and 6.3-2.	Applicant	Planning Department and PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant
6.3-4 (6.3-22)	a)	The following guidelines shall be used by the County during review of future project specific submittals for development within the Specific Plan area in order to reduce generation of air pollutants with the intent that specified measures be required where feasible and appropriate. PCAPCD may replace or supplement air pollution measures for individual projects as new technology and feasible measures become available over the course of Plan Area buildout. Include in all new parking lots tree plantings designed to result in 50 percent shading of parking lot surface areas within 15 years. Incorporated by reference are the City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines dated June 17, 2003.	Applicant	Planning Department and PCAPCD	Prior submission of design/site review application	Ongoing	Measurable reduction in air pollutants	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	ı		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	Prohibit wood-burning fireplaces, woodstoves, or similar wood-burning devices for the entire Specific Plan area. Only natural gas/propane-fired fireplace appliances are allowed.		·				•
	 Install two 110/208 volt power outlets for every two loading docks. 						
	 Implement the following, or equivalent measures, as determined by the County in consultation with the APCD: 						
	 Establish building guidelines that require the use of high-albedo (low- absorptive) coatings/Energy Star roofing products on all roofs and other building surfaces, if available and economically feasible at the time building permits are issued. 						
	establish paving guidelines that, if feasible, require businesses to pave all privately-owned parking areas with a substance with reflective attributes (albedo = 0.30 or better) similar to cement concrete. The use of a paving substance with reflective attributes similar to concrete is considered feasible if the additional cost is less than 20% of the cost of applying a standard asphalt product.						
(6.3-23)	b) In order to incorporate passive solar building design and landscaping conducive to passive solar energy use, the Regional University Specific Plan Design Guidelines shall include the following measures:	Applicant	Planning Department and PCAPCD	Prior submission of design/site review application	Ongoing	Measurable reduction in air pollutants	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	J		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	Encourage the orientation of buildings to be in a south to southwest direction where feasible.						
	 Encourage the planting of deciduous trees on western and southern sides of structures. 						
	 In all residences, include high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units. 						
	 In all residential units, include energy- efficient window glazings, wall insulation, and efficient ventilation. 						
	 Landscaping plans shall prohibit the use of liquidambar and eucalyptus trees that produce smog-forming compounds (high emission factors for isoprenes). 						
(6.3-23)	c) In order to promote bicycle usage, a pedestrian/bikeway (P/B) Master Plan shall be developed for the entire Plan Area. This master plan shall be consistent with the guidelines established in the Placer County Regional Bikeway Plan and the Regional University Specific Plan Design Guidelines. The P/B Master Plan shall include the following measure:	Applicant	Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Reduction in air pollutants	Applicant
	 Non-residential development shall provide an additional 20 percent of bicycle lockers and/or racks over what is currently required in the applicable local code. 						
(6.3-24)	d) The project applicant shall implement an offsite mitigation program, coordinated through the PCAPCD, to offset the project's long-term ozone precursor emissions. The project offsite mitigation program must be approved by PCAPCD. The project's offsite mitigation	Applicant	PCAPCD	Prior to issuance of the first building permit	Ongoing	Participation in PCAPCD off- site mitigation program	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	ı		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	program provides monetary incentives to sources of air pollutant emissions within the project's air basin that are not required by law to reduce their emissions. The emission reductions are real, quantifiable, and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the air basin that would not otherwise be eliminated.						
	In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the PCAPCD Offsite Mitigation Program by paying an equivalent amount of money into the District program. The PCAPCD, on behalf of Placer County, will determine air quality mitigation fees using calculation methodology established in practice and routinely applied to other, similar, contemporaneous land use development projects. The Offsite Mitigation Program, coordinated by PCAPCD, is designed to offset the project's long-term ozone precursor emissions. The actual amount of emission reductions needed through the Offsite Mitigation Program, and, thus, the project's air quality mitigation fees, would be calculated when the project's average daily emissions have been determined. Fees are to be paid at the time of final map recording for each phase of the project.						
6.3-9 (6.3-29)	Implement Mitigation Measure 6.3-1.	Applicant	Planning Department and PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant
6.3-10 (6.3-30)	Implement Mitigation Measure 6.3-2.	Applicant	Planning Department and PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NO _x and ROG emissions	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	N		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6.3-11	Implement Mitigation Measure 6.3-4.	Applicant	Planning	Prior submission	Ongoing	Measurable	Applicant
(6.3-30)			Department and PCAPCD	of design/site review application		reduction in air pollutants	
6.3-12 (6.3-31)	Implement Mitigation Measure 6.3-4.	Applicant	Planning Department and PCAPCD	Prior submission of design/site review application	Ongoing	Measurable reduction in air pollutants	Applicant
		6.4 Biological R	esources				
6.4-4 (6.4-36)	a) Known populations of Boggs Lake hedge-hyssop and dwarf downingia shall be preserved in designated on-site open space preserves. Such preserve areas shall be developed in coordination with the CDFG and the USFWS, and preserved and managed in perpetuity. Additionally, potential habitat occurs in the remainder of the project site for these species as well as Ahart's dwarf rush, big-scale balsamroot, legenere, Henderson's bent grass, pincushion navarretia, Red Bluff dwarf rush, Sacramento Orcutt grass and Sanford's arrowhead. Therefore, focused botanical surveys shall be performed for these species within suitable habitat areas. The project applicant shall retain a qualified biologist to conduct focused surveys within the project site during the appropriate flowering period for these species. If any of these species are found, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that includes long-term strategies for the conservation of the species shall be developed in coordination with CNPS and/or USFWS. The conservation plan shall provide for preservation and restoration at ratios that would ensure "nonet-loss" of the affected plant habitat. If none of these species are located during surveys, no mitigation would be necessary.	Applicant	Planning Department	Prior to Improvement Plan approval	Ongoing	No net-loss of special-status plant habitat	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	N .		
Mitigation Number (page # in DEIR)	Mitigation Measure The mitigation acreage required by this measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	could be partially or entirely included within Mitigation Measure 6.4-1.						
(6.4-36)	b) The project applicant shall replace, re-create, or restore special-status plant habitat lost, at a ratio determined by the County. This may be accomplished through implementation of Mitigation Measure 6.4-1 as it pertains to vernal pool habitat. If any other special-status vernal pool plant species are located during the surveys, implementation of Mitigation Measure 6.4-1 for avoidance of vernal pool crustacean habitat will concurrently protect vernal pool plant species occurring in those pools.	Applicant	Planning Department	Prior to Improvement Plan approval	Ongoing	No net loss of special-status plant habitat	Applicant
(6.4-36)	c) If any other special-status upland plant species are located during the surveys, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that includes long-term strategies for the conservation of the species shall be developed confirming the presence of these species. The plan shall provide for preservation and restoration at ratios that would ensure "no-net-loss" of the affected plant habitat.	Applicant	Planning Department	Prior to Improvement Plan approval	Ongoing	No net loss of special-status plant habitat	Applicant
	The mitigation acreage required by this measure could be partially or entirely included within Mitigation Measure 6.4-1, to the extent that the mitigation area includes upland habitat such as annual grasslands that provide equal or greater habitat value for the affected special-status species plants.						
6.4-6 (6.4-37)	Prior to project construction, the project applicant shall retain a qualified biologist to conduct pre-construction surveys of suitable marsh habitat within the project site within 30 days prior to project construction to ensure no western pond turtles have established territories. If ground-disturbing activities are delayed	Applicant	Planning Department	Prior to Improvement plans and/or issuance of encroachment permits	Once prior to construction	"no net loss" of pond turtle	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	I		
Mitigation Number (page # in DEIR)	Mitigation Measure or suspended for more than 30 days after the pre-	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	construction survey, the site shall be resurveyed. If western pond turtle are identified during the preconstruction survey, it shall be moved out of the construction zone to a comparably suitable habitat not proposed for construction activities. This area would ideally be located in the same watershed, so that individuals moved would be able to easily find their way back after construction is completed. If this species is not observed during the pre-construction survey, no further mitigation would be required.						
6.4-7 (6.4-38)	a) When construction is proposed during the raptor breeding season (February to early September), a focused survey for raptor nests (including both tree and ground nesting species) shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If an active Swainson's hawk nest is found, no intensive new disturbances (e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging, can be initiated within 500 feet (buffer zone) of an active nest between March 1 and September 15. If a qualified biologist and CDFG agree, the size of the buffer area may be adjusted up or down as and appropriate to the specific on-site conditions of the nest location, provided it would not be likely to have adverse effects on the hawks. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active.	Applicant	Planning Department	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to breeding raptors	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	J		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.4-38)	b)	When construction is proposed during the burrowing owl breeding season (February 1 - August 31), a focused survey for burrows shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify any active burrows. Because burrowing owls can be present yearround, a pre-construction survey shall be conducted regardless of the time of year. If active nests are found, no construction activities shall take place within 160 feet of the burrow during the non-breeding season of September 1 through January 31, or 250 feet of the nest during the breeding season, until the young have fledged. If no active nests are found during the focused survey, no further mitigation will be required. Where possible, active burrowing owl burrows shall be avoided by incorporating them into open space areas and protected in perpetuity. If these burrows, along with 6 acres of adjacent foraging habitat per pair, are avoided, no further mitigation would be required. If burrows are removed as a result of implementation and there is suitable habitat onsite, CDFG shall be consulted on current passive relocation methodology before relocation of owls is attempted. Relocation of owls should only be implemented during the non-breeding season. On-site habitat shall be preserved in a conservation easement and managed to promote burrowing owl use of the site.		Planning Department	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to burrowing owl	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	N		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	If there is not suitable habitat on-site, off-site passive relocation shall be required. Off-site habitat must provide suitable burrowing owl habitat. Land shall be purchased and/or placed in a conservation easement in perpetuity and managed to maintain suitable habitat. Off-site mitigation shall use one of the following ratios:						
	Replacement of occupied habitat with occupied habitat: 1.5 times 6.6 (for a total of 9.9 acres) acres per pair or single bird.						
	Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 (for a total of 13 acres) acres per pair or single bird.						
	Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 (for a total of 19.5 acres) acres per pair or single bird.						
	The replacement of burrowing owl habitat required by this measure could be partially or entirely included within Mitigation Measure 6.4-1, to the extent that the mitigation area includes areas appropriate for burrowing owl.						
	Other Ground Nesting Raptors						
	Loss of potential nesting habitat for ground nesting raptors will be accomplished concurrently with avoidance and mitigation measures proposed for burrowing owl, and through the project designs that call for preservation of annual grasslands within buffer areas along creeks and vernal pool uplands.						

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	J		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6.4-9 (6.4-41)	Prior to construction, a focused survey for non-raptor special-status bird species and nesting colonies shall be conducted by a qualified biologist within 30 days prior to the beginning of construction activities in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nest and/or nesting colony until the young have fledged. The biologist shall consult with CDFG, particularly with respect to vegetation removal as a result of project construction. If no active nests and/or nesting colonies are found during the focused survey, no further mitigation will be required.	Applicant	Planning Department	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to non-raptor special-status bird species	Applicant
6.4-11 (6.4-43)	Prior to removal of existing structures on these properties, the project applicant shall retain a qualified biologist to conduct a pre-construction survey for roosting bats in the buildings to be removed. If no roosting bats are found, then no further mitigation would be required. If a bat roost is found, CDFG or the USFWS shall be consulted on measures to avoid impacts to roosting bats. These measures may include avoidance of roosts during the maternity season, passive exclusion of bats during the non-maternity season, and/or incorporation of bat houses or other potential roosting habitat in project designs where appropriate.	Applicant	Planning Department	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to protected bats	Applicant
6.4-12 (6.4-43)	Implement Mitigation Measure 6.4-1.	Applicant	Planning Department	Prior to Improvement Plan approval, final subdivision map recordation (not including a large- lot final map that results in no disturbance of any existing natural condition), or as a condition of	Ongoing	No net-loss of wetland habitat	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	J		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
				project-level discretionary approval for non- residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan			
6.4-13 (6.4-44)	Implement Mitigation Measures 6.4-1 through 6.4-11.	Applicant	Planning Department	Prior to Improvement Plan approval, final subdivision map recordation (not including a large- lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non- residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site	Ongoing	No net-loss of habitat or species	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
				infrastructure project associated with the Specific Plan			
		6.5 Cultural Re	esources				
6.5-1 (6.5-11)	In the event that any prehistoric or historic subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortar are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the County shall be notified. The County shall consult with a qualified archeologist to assess the significance of the find. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), then representatives of the County and the qualified archaeologist shall meet to determine the appropriate course of action, with the County making the final decision. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archaeologist according to current professional standards. If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code §5097.9) or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Public Resources Code §5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (Public Resources Code §5097.993), the archaeologist shall	Applicant	Planning Department	During all ground-disturbing activities and phases of construction	Ongoing	Compliance with Section 15064.5 (e) of the CEQA Guidelines	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	ı		
Mitigation Number (page # in DEIR)	Mitigation Measure recommend to the County potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts to it, including any or a combination of the following:	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.5-11)	a) Avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization (e.g., the United Auburn Indian Tribe), if such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements;	Applicant	Planning Department	During all ground- disturbing activities and phases of construction	Ongoing	Compliance with Section 15064.5 (e) of the CEQA Guidelines	Applicant
(6.5-11)	b) An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or	Applicant	Planning Department	During all ground- disturbing activities and phases of construction	Ongoing	Compliance with Section 15064.5 (e) of the CEQA Guidelines	Applicant
(6.5-11)	c) Other measures, short of full or partial avoidance or preservation, intended to minimize impacts to the Native American Cultural Place consistent with land use assumptions and the proposed design and footprint of the development project for which the requested grading permit has been approved.	Applicant	Planning Department	During all ground- disturbing activities and phases of construction	Ongoing	Compliance with Section 15064.5 (e) of the CEQA Guidelines	Applicant
	After receiving such recommendations, the County Planning Director shall assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of land use assumptions and the proposed design and footprint of the development project. In reaching his or her conclusions with respect to						

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	these recommendations, the Planning Director shall consult with both the project applicant and the most interested and appropriate tribal organization.		-				
6.5-2 (6.5-12)	If human remains are discovered at any project construction sites at any time during construction, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the Placer County Planning Department, the County coroner, and the United Auburn Indian Community shall be notified immediately. If the remains are determined by the county coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The County shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the County, before the resumption of ground-disturbing activities within 50-feet of where the remains were discovered.	Applicant	Planning Department	During all ground-disturbing activities and phases of construction	Ongoing	Compliance with Section 15064.5 (e) of the CEQA Guidelines	Applicant
6.5-4 (6.5-14)	Implement Mitigation Measure 6.5-1.	Applicant	Planning Department	During all ground- disturbing activities and phases of construction	Ongoing	Compliance with Section 15064.5 (e) of the CEQA Guidelines	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6.5-5 (6.5-14)	Implement Mitigation Measure 6.5-2.	Applicant	Planning Department	During all ground- disturbing activities	Ongoing	Compliance with Section	Applicant
(6.6)				and phases of construction		15064.5 (e) of the CEQA Guidelines	
		6.7 Haza	rds				
6.7-1 (6.7-19)	b) All reserve fuel supplies and hazardous materials must be stored within the confines of a designated construction area.	Applicant	Environmental Health Services	During all ground- disturbing activities and phases of construction	Ongoing	Prevent releases of hazardous materials	Applicant
(6.7-19)	c) Equipment refueling and maintenance must take place only within the staging area.	Applicant	Environmental Health Services	During all ground- disturbing activities and phases of construction	Ongoing	Prevent releases of hazardous materials	Applicant
(6.7-19)	d) Construction vehicles shall be inspected daily for leaks.	Applicant	Environmental Health Services	During all ground- disturbing activities and phases of construction	Ongoing	Prevent releases of hazardous materials	Applicant
6.7-5	c) During construction activities, the applicant shall	Applicant	Planning	During	Ongoing	Prevent	Applicant
(6.7-24)	consult with the Placer County Fire Department in order to implement fire prevention measures at sites adjacent to natural areas.		Department and Placer County Fire Department	construction activities		wildfire risks	
(6.7-24)	e) A minimum 10-foot firebreak, which shall be maintained until such time that adjacent properties are developed, shall be required in all areas with wood fences that are adjacent to wild areas.	Applicant	Planning Department and Placer County Fire Department	During construction	Ongoing until adjacent properties are developed	Prevent wildfire risks	Applicant
6.7-8 (6.7-26)	During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors.	Applicant	Placer Mosquito Abatement District	During construction	Ongoing	Lack of suitable habitat for breeding mosquitoes	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	ı		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
			3.8 Hydrology and					
6.8-1 (6.8-24)	f)	New development shall not alter the post- development mitigated drainage shed boundaries identified in the Final Drainage Master Plan in any way that would increase the peak flow runoff or runoff volumes.	Applicant	ESD	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant
6.8-3 (6.8-25)	b)	Implement Mitigation Measures 6.8-1(a) through (g).	Applicant	ESD	Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	During review of improvement plans and during construction	Compliance with approved plans	Applicant
6.8-5 (6.8-27)	a)	Implement Mitigation Measures 6.8-1(a) through (g).	Applicant	ESD	Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	During review of improvement plans and during construction	Compliance with approved plans	Applicant
(6.8-27)	d)	The Final Drainage Master Plan shall demonstrate that the proposed project would not increase the 100-year floodplain water surface elevation upstream or downstream of the project area.	Applicant	ESD	During improvement plan review	During review of improvement plans and during construction	Demonstration that standard is met	Applicant
6.8-7 (6.8-30)	a)	Implement Mitigation Measures 6.8-1(a) through (g).	Applicant	ESD	Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	During review of improvement plans and during construction	Compliance with approved plans	Applicant
(6.8-32)	d)	All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/ Redevelopment (or other similar source approved by the ESD) for the applicable type of development and/or improvement. The BMPs shall be designed to mitigate (minimize,	Applicant	ESD	During improvement plan review	During review of improvement plans and during construction	Compliance with Handbook standards	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Provisions shall be included for long-term maintenance of BMPs. All BMPs shall reflect the Best Available Technologies (BAT) available at the time of implementation and shall reflect site-specific limitations. The County shall make the final determinations as to the appropriateness of the BMPs proposed for each project.						
(6.8-32)	e) Stormwater runoff from the proposed project's on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the ESD. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No	Applicant	ESD	Prior to approval of Improvement Plan or Final Map	During review of improvement plans and during construction	Compliance with approved plans	Applicant

	TABLE 2: PROJECT	T SPECIFIC MI	TIGATION RE	PORTING PLAN	N .		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.		-				
6.8-8 (6.8-33)	a) Implement Mitigation Measures 6.8-1(a) through (g).	Applicant	ESD	Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	During review of improvement plans and during construction	Compliance with approved plans	Applicant
(6.8-33)	b) Implement Mitigation Measures 6.8-5(b) through (e).	Applicant	ESD	During improvement plan review	During review of improvement plans and during construction	Demonstration that standard is met	Applicant
6.8-9 (6.8-34)	a) Implement Mitigation Measures 6.8-1(a) through (g).	Applicant	ESD	Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	During review of improvement plans and during construction	Compliance with approved plans	Applicant
(6.8-34)	b) Implement Mitigation Measures 6.8-5(b) through (e).	Applicant	ESD	During improvement plan review	During review of improvement plans and during construction	Demonstration that standard is met	Applicant
6.8-10 (6.8-35)	Implement Mitigation Measures 6.8-7(a) through (f).	Applicant	ESD	Prior to approval of Improvement Plan or Final Map	During review of improvement plans and during construction	Compliance with approved plans	Applicant
6.8-11 (6.8-36)	a) Implement Mitigation Measures 6.8-1(a) through (g).	Applicant	ESD	Prior to approval of the first Large Lot Tentative Map, Final Map, or Improvement Plan	During review of improvement plans and during construction	Compliance with approved plans	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	N		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.8-36)	b) Implement Mitigation Measures 6.8-5(b) through (e).	Applicant	ESD	During improvement plan review	During review of improvement plans and during construction	Demonstration that standard is met	Applicant
		6.9 Nois					
6.9-1 (6.9-12)	Construction activities shall take place between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday (during daylight savings time), between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday (during standard time), and between the hours of 8:00 a.m. and 6:00 p.m. Saturday and all construction equipment shall be fitted with factory installed muffling devices and maintained in good working order.	Applicant	Planning Department and ESD	During grading and construction activities	Ongoing during construction	Compliance with adopted noise standards	Applicant
6.9-2	The construction contractor shall not grade within 50	Applicant	Planning	During grading	Ongoing during	Compliance	Applicant
(6.9-14)	feet of any existing residence between 7 p.m. and 7 a.m.		Department and ESD	and construction activities	construction	with adopted noise standards	
		6.11 Public l	J tilities				
6.11-7 (6.11-19)	The project applicant shall require that all construction contracts include a provision requiring contractors to provide on-site separation of construction debris to assure a minimum 50% diversion of this material from the landfill.	Applicant	Western Placer Waste Management Authority	Start of construction	Monthly	Adequate number of onsite bins for this purpose	Applicant
(6.11-19)	b) A source separated green waste program shall be implemented within the Plan Area, subject to review and approval by the Western Placer Waste Management Authority and by Auburn Placer Disposal Service.	Applicant	Western Placer Waste Management Authority	Prior to County issuance of any certificates of occupancy	Once prior to County issuance of certificates of occupancy	Program in place	Applicant
(6.11-19)	c) The project applicant shall develop and ensure the continuous maintenance of recycling centers within the Plan Area. Recycling centers meeting the standards of the California Integrated Waste Management Board/LEA and County Facility Services Department, including provisions for	Applicant	Planning Department and Western Placer Waste Management Authority	Prior to County issuance of any certificates of occupancy	Once prior to issuance of any certificates of occupancy	Ensure ongoing operation	Applicant

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	N		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
,	staffing, continuous maintenance, and resident- friendly hours of operations, shall be a part of the permit conditions for new commercial development. Recycling centers shall accept all types of recyclable waste, shall be fenced and screened from view, and shall be located in commercial areas dispersed throughout the Plan Area. Implementation of all recycling programs shall be approved by the Western Placer Waste Management Authority.						
		12 Transportation a	and Circulation				L
6.12-11 (6.12-106)	The college, university, or special event sponsor shall be required to prepare a traffic control plan for each "type" of special event (i.e., college football games). The traffic control plans shall be subject to County approval prior to any special events taking place. For regularly scheduled events, this mitigation only requires one traffic control plan that can be repeatedly used. Unique special events will require their own independent traffic control plans subject to County review and approval prior to the event	University or Special Event Sponsor	Department of Public Works and ESD	Prior to the first special event proposed at the stadium	Prior to and during every special event held at the stadium	Completed plans and minimization of adverse traffic impacts	University or Special Event Sponsor
	The traffic control plans shall contain the following elements. 1) Identification of locations requiring traffic control officers and turn lane prohibitions. 2) Specifications for traffic control officer qualifications. 3) Identification of special traffic lane treatments including the use of traffic cones to delineate two lanes in each direction on University Boulevard between 8th Street and 16th Street. Special treatments may also be required on 16th Street.						

	TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	J		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	4) Identification of specific bicycle and pedestrian routes to the stadium, especially pedestrian routes from designated parking areas. 5) Identification of advanced signing for circulation and parking. The college, university, or special event sponsor shall be responsible for implementing all elements of the traffic control plan required by Placer County unless the County decides otherwise. In addition, the following items shall be provided for each event. 1) Maps and information showing circulation and parking options shall be included with all ticket sales and available through a web site.						
	Shuttle or transit service to the event, which is coordinated with Placer County Transit and/or City of Roseville Transit.						
6.12-26 (6.12-119)	Placer County shall coordinate with the City of Roseville, Sacramento County, Sutter County and Caltrans to ensure that roadway improvements implemented in whole or in part as mitigation for the proposed project are designed to minimize impacts on existing and future roadways and intersections according to the LOS policies of affected jurisdictions.	Department of Public Works	Department of Public Works	Prior to improvement plan approval	Ongoing	Maximization of future roadway intersection impacts	Applicant and Fees
6.12-27 (6.12-120)	Implement the following Mitigation Measures. • 6.2-1, which requires mitigation for the loss of agricultural land in the County for agricultural land converted by the Regional University Specific Plan;	Applicant	Planning Department and Agricultural Commission	Prior to issuance of grading permits or approval of improvement plans	Once during review of improvement plans	One-to-one ratio of preserved agricultural land	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
		6.3-1 and 6.3-2, which require dust control and measures to reduce air pollutant emissions;	Applicant	Planning Department	Prior to issuance of grading permits or approval of	Ongoing during grading and construction	Reduce transportation effects on the	Applicant
		 6.4-1 through 6.4-8, which require surveys for special status species and their habitat, habitat avoidance and compensation where needed, and protection of nesting raptors; 			improvement plans	activities	natural environment	
		 6.5-1, 6.5-2, and 6.5-3, which describe the proper handling of discovered prehistoric or historic resources, human remains, and paleontological resources if they are discovered during construction; 						
		 6.7-4, which uses existing Phase I Site Assessments to identify potential contamination, and specifies how to handle potential hazards to minimize the risk of exposure. 						
		 6.8-1(a) - (d) and 6.8-3(a), which require site-specific drainage studies and ensure that project flows can be accommodated by storm drainage infrastructure and reduce the risk of flooding; 						
		6.9-2, which limits the hours during which grading can occur.						
			6.13 Climate	Change				
6.13-1 (6.13-11)	a)	Implement Mitigation Measure 6.3-4(a), establishing guidelines for County review of future project-specific submittals for non-residential development within the Specific Plan area in order to reduce generation of air pollutants.	Applicant	Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant
(6.13-11)	b)	Implement Mitigation Measure 6.3-4(b), requiring incorporation of passive solar building design and landscaping conducive to passive solar energy use.	Applicant	Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant

		TABLE 2: PROJEC	T SPECIFIC MI	TIGATION RE	PORTING PLAN	1		
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.13-11)	c)	Implement Mitigation Measure 6.3-4(c), requiring measures to promote bicycle usage.	Applicant	Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Required improvements constructed and all required actions taken	Applicant
(6.13-11)	d)	The following measures shall be used singularly or in combination to accomplish an overall reduction of 10 to 20% in residential energy consumption relative to the requirements of State of California Title 24:	Applicant	Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant
		 Use of air conditioning systems that are more efficient than Title 24 requirements; 						
		 Use of high-efficiency (such as Energy Star) heating and other appliances, such as water heaters, including solar water heaters, cooking equipment, refrigerators, and furnaces; 						
		 Installation of photovoltaic rooftop energy systems where feasible; and 						
		 Use of energy saving compact fluorescent light bulbs; 						
		Establishment of tree-planting guidelines that require residents to plant trees to shade buildings primarily on the west and south sides of the buildings. Use of deciduous trees (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines; and						
		 Other new effective technologies and strategies that become available during project development. 						

	TABLE 2: PROJECT	T SPECIFIC MI	TIGATION RE	PORTING PLAN	N		
Mitigation Number (page # in DEIR)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.13-11)	e) Transit usage and ride sharing shall be promoted by requiring participation in the development of a regional transit system at such time as a system is established and set-asides of land for park-and ride facilities. Fair share participation may consist of dedication of right-of-way, easements, capital improvements, and/or other methods of participation deemed appropriate. In addition, future project design shall ensure that an adequate number of developers in the plan area provide reservations for future installations of bus turnouts and passenger benches and shelters, to be installed at such time as transit service is established and as demand and service routes warrant. Transit centers shall be connected with the Class I bicycle trail. A public transit development fee shall be required for all development projects. The amount of this fee shall be based upon the traffic generation potential of each project. A dial-a-ride transportation system shall be established to reduce individual vehicle trips and establish data for the eventual formation of a transit system within the plan area. In addition, the applicant or its successor(s) in interest shall provide each home and business with an information packet that will contain, at a minimum, the following information: • Commute options: to inform plan area occupants of the alternative travel amenities provided, including ridesharing and public transit availability/schedules; • Maps showing plan area pedestrian, bicycle, and equestrian paths to community centers, shopping areas, employment areas, schools, parks, and recreation areas; and	Applicant	Department of Public Works	When regional transit system is established	Ongoing	Required improvements constructed and all required actions taken	Applicant

	TABLE 2: PROJECT	SPECIFIC MI	TIGATION RE	PORTING PLAN	J		
Mitigation Number (page # in DEIR)	Mitigation Measure • Information regarding PCAPCD programs to	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	reduce county-wide emissions.						
(6.13-12)	f) Developers of both public and private schools shall be encouraged to incorporate the following measures into the design, construction, and operation of school buildings and facilities:	Applicant	School Districts and PCAPCD	At time of school design construction and operation	Ongoing	Measurable reduction in air pollutants	Applicant
	 Install bicycle lockers and racks at all appropriate locations; 						
	 Post signage prohibiting the idling of diesel vehicles for longer than five minutes; 						
	 Construct at least one bus stop at a convenient location to be used for either fixed route service within the plan area or commuter service; 						
	 Provide a community notice board and information kiosk with information about community events, ride-sharing, and commute alternatives; 						
(6.13-12)	g) The following measures shall be incorporated into the design, construction, and operation of public park areas:	Applicant	County Facility Services	Prior to improvement plan approval	Once prior to improvement plan approval	Facilities constructed and	Applicant
	 The pedestrian/bikeway (P/B) master plan shall provide at least one Class I linkage to all school sites; 					information kiosk provided	
	 Additional Class I and II linkages shall be provided to provide convenient access to/from the park sites; 						
	Install bicycle lockers and racks at all appropriate locations; and						

	TABLE 2: PROJECT SPECIFIC MITIGATION REPORTING PLAN							
Mitigation Number (page # in DEIR)		Mitigation Measure Provide a community notice board and	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
		information kiosk with information about community events, ride-sharing, and commute alternatives.						
(6.13-12)	h)	Prohibit open burning throughout the plan area. Include this prohibition in any project CC&Rs that are established.	Applicant	Planning Department	Prior to County approval of CC&Rs	Once prior to CC&R approval	Inclusion of language in CC&Rs	Applicant
(6.13-12)	i)	Implement Mitigation Measures 6.12-1 through 6.12-26 to ease traffic congestion, in order to provide a pedestrian and bicycle-safe transportation and circulatory system within the Plan Area, thereby increasing the chance that residents will walk and ride within the RUSP.	Applicant	Department of Public Works and ESD	Prior to approval of improvement plans or issuance of building permits	Ongoing	Roadway improvements installed	Applicant
(6.13-12)	j)	Placer County and the project applicant shall work together to publish and distribute an Energy Resource Conservation Guide describing measures individuals can take to increase energy efficiency and conservation. The applicant shall provide a portion of the funding necessary to prepare the Guide, along with the developers of other projects in the region. The Energy Resource Conservation Guide shall be updated every 5 years and distributed at the public permit counter.	Applicant	Planning Department	Prior to issuance of residential building permits	Once prior to issuance of building permits and once every five years thereafter	Current Guide is available at the public counter	Applicant
(6.13-13)	k)	The project applicants shall pay for an initial installment of Light Emitting Diode (LED) traffic lights in all Plan Area traffic lights.	Applicant	Department of Public Works	Prior to traffic light improvement plan approvals	Once prior to each traffic light installation	Light Emitting Diodes installed	Applicant
(6.13-13)	l)	The project applicants and Placer County shall jointly develop a tree planting informational packet to help project area residents understand their options for planting trees that can absorb carbon dioxide.	Applicant	Planning Department	Prior to issuance of residential building permits	Once prior to issuance of building permits	Informational packet available to public	Applicant

	TABLE 2: PROJECT SPECIFIC MITIGATION REPORTING PLAN							
Mitigation Number (page # in DEIR)		Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
(6.13-13)	m)	Prioritized parking within commercial and retail areas shall be given to electric vehicles, hybrid vehicles, and alternative fuel vehicles.	Applicant	Planning Department	Prior to issuance of improvement plans for commercial projects	Once prior to issuance of any certificates of occupancy	Parking is available and clearly identified	Applicant
	n)	The County shall monitor and support the efforts of the California Air Resources Board, the California Energy Commission, the California Public Utilities Commission, the California Power Authority, and any other State Agency charged with reducing California's contribution to global climate change to formulate mitigation strategies, if any, that may be implemented on a voluntary basis by local government. If and when any such strategies become available, the County shall condition site-specific approvals under the Regional University Specific Plan on the adoption of such measures if the County Board of Supervisors determines that such measures are feasible. As used in this Mitigation Measure, "feasible" means: 1) the mitigation strategy has been successfully demonstrated in the same or very similar application; 2) the mitigation strategy has been demonstrated in a similar development such that application of the mitigation strategy to the Regional University site specific development is appropriate; and 3) the mitigation strategy is cost effective in terms of the number of dollars that would be expended per metric ton of GHG emissions reduced.	Planning Department	County Board of Supervisors	Prior to issuance of any building permits.	Ongoing	Maintenance of contemporary mitigation strategies	County
	o)	Promote a reduction in residential emissions by encouraging the installation of conveniently located electrical outlets within the front, side, and rear yards of all residential structures, as appropriate, to support the use of electrical landscaping equipment.	Applicant	County Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant