

ATTACHMENT D

CHAPTER 4

Mitigation Monitoring and Reporting Program

4.1 Introduction

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

The following is the Mitigation Monitoring and Reporting Program (MMRP) for The Park at Granite Bay project. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Draft EIR for this project.

4.2 Mitigation Measures

The mitigation measures are taken from The Park at Granite Bay Draft EIR and are assigned the same number as in the Draft EIR. The MMRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

4.3 MMRP Components

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

Impact: This column summarizes the impact stated in the Draft EIR.

Mitigation Measure: All mitigation measures that were identified in the Park at Granite Bay Draft EIR are presented, and numbered accordingly.

Action: For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Implementing Party: This item identifies the entity that will undertake the required action.

Timing: Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Monitoring Party: Placer County is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the county, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project. Other agencies, such as the California Department of Fish & Wildlife, may also be responsible for monitoring the implementation of mitigation measures. As a result, more than one monitoring party may be identified.

TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
3.2 Aesthetics, Light, and Glare					
3.2-2: Implementation of the proposed project could create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.	MM 3.2-2 <i>All street lighting shall be required to be of the fully-cut off and fully-shielded style in order to direct light downward (and not up or out), and shall be a maximum height of 14 feet.</i>	Provide lighting plan to the County Planning and Services Division	Project Applicant	Prior to Improvement Plan approval	Placer County
3.3 Transportation, Traffic, and Circulation					
3.3-1: The proposed project could cause an increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).	MM 3.3-1(a) <i>The project applicant shall prepare and submit a formal traffic control plan (TCP) (including signage) that is consistent with the California Manual of Traffic Control Devices (CMUTCD) to the City of Roseville Public Works Inspector or Engineer for approval, prior to commencement of project roadway lane closures on Sierra College Boulevard. The formal TCP will be prepared and submitted according to Section 12 of the City of Roseville Construction Standards for construction area traffic control devices. The project applicant will maintain a copy of the "accepted" TCP at the project site for the duration of the TCP implementation period.</i>	Prepare and submit TCP to the City of Roseville Public Works Inspector or Engineer. Implement TCP and maintain a copy of the TCP at the project site throughout TCP implementation.	Project Applicant	Prior to submittal of the Improvement Plan	City of Roseville
	MM 3.3-1(b) <i>During roadway and roadside construction, at least one dedicated lane shall remain open for traffic traveling in both directions on Sierra College Boulevard.²</i>	Implement requirement of Mitigation Measure 3.3-1(b) and incorporate into TCP.	Project Applicant	Prior to construction	City of Roseville
	MM 3.3-1(c) <i>All construction traffic shall access the project site from Sierra College Boulevard only. Only emergency vehicles may access the project site from Eckerman Road.</i>	Implement requirement of Mitigation Measure 3.3-1(c) and incorporate into TCP.	Project Applicant	Prior to construction	City of Roseville
3.4 Air Quality					
3.4-2: Construction of the proposed project could generate emissions of ROG, NO _x , and PM ₁₀ that would violate an air quality standard or contribute substantially to an existing or projected air quality violation.	MM 3.4-2(a) <i>Asbestos Inspection and Removal. Conduct an asbestos inspection of all structures slated for demolition and test materials to determine the presence of asbestos. Remove any identified asbestos-containing materials and properly dispose of those materials prior to initiation of building demolition. Both the asbestos inspection and, if necessary, the asbestos removal shall be conducted by a Cal/OSHA-certified asbestos consultant.</i>	Implement asbestos inspection protocols as described in Mitigation Measure 3.4-2(a). Incorporate required measures into construction plan.	Project Applicant	Prior to construction	Placer County
	MM 3.4-2(b) <i>The project applicant shall include the following standard notes on all Building Plans approved in association with this project:</i> <i>1. Low VOC paint shall be utilized for both the interiors and exteriors of the building. To limit the quantity of VOCs in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. (Based on APCD Rule 218)</i> <i>2. Wood burning or pellet appliances shall not be permitted. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Based on APCD Rule 225, section 302.2).</i> <i>3. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits, shall be shown.</i>	Include and implement standard notes in Building Plans as described into Mitigation Measure 3.4-2(b).	Project Applicant	Prior to construction	Placer County

¹ City of Roseville, 2010. City of Roseville Construction Standards: Section 12, Construction Area Traffic Control Devices. Pg. 1 of 3. Available at: <http://www.roseville.ca.us/civicav/filebank/blobdload.aspx?blobid=14963>. Accessed: September 2, 2015.

² City of Roseville, 2010. City of Roseville Construction Standards: Section 12, Construction Area Traffic Control Devices. Pg. 3 of 3. Available at: <http://www.roseville.ca.us/civicav/filebank/blobdload.aspx?blobid=14963>. Accessed: September 2, 2015.

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3.6 Noise and Vibration					
3.6-1: Construction of the proposed project could temporarily increase ambient noise levels	<p>MM 3.6-1(a)</p> <p><i>Project construction shall be prohibited on Sundays and Federal holidays, and shall only occur:</i></p> <ul style="list-style-type: none"> Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) Monday through Friday, 7:00 am to 8:00 pm (during standard time) Saturdays, 8:00 am to 6:00 pm 	Implement work schedule parameters described in Mitigation Measure 3.6-1 (a). Incorporate required measures into Improvement Plans.	Project Applicant	Include as note on Improvement Plans, and during construction	Placer County
	<p>MM 3.6-1(b)</p> <p><i>Temporary signs 4 feet by 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations.</i></p>	Provide signing plan to Development Review Committee	Project Applicant	Include as note on Improvement Plans, and prior to construction	Placer County
	<p>MM 3.6-1(c)</p> <p><i>To reduce daytime construction noise levels due to construction at the nearby off-site sensitive receptors to the degree feasible, the project applicant shall require construction contractors to implement the following measures:</i></p> <ul style="list-style-type: none"> Equipment and trucks used for project construction shall utilize the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds. Impact tools (i.e. jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to approximately 10-dBA. External jackets on the tools themselves shall be used to achieve a reduction of 5-dBA. Quieter procedures will be used, such as drills rather than impact equipment. Stationary noise sources shall be located as far from adjacent receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporated insulation barriers, or other measures. 	Implement noise reduction measures described in Mitigation Measure 3.6-1(c).	Project Applicant	Include as note on Improvement Plans, and during construction	Placer County
3.6-4: Implementation of the proposed project could expose new noise-sensitive land uses to noise levels in excess of the Placer County noise standards.	<p>MM 3.6-4</p> <p><i>The project applicant shall implement the following measures in order to meet the 60 dBA L_{dn} standard:</i></p> <ul style="list-style-type: none"> An eight (8)-foot tall solid noise barrier, relative to the lot pad elevation, shall be constructed in the backyards of lots 1, 2, 55 and 56. Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other material may be acceptable but should be reviewed by an acoustical consultant prior to use. The following note shall be included on the Building Plans for Lots 1, 2, 55 and 56: All north, east, and south-facing second-floor windows of residence constructed on Lots 1, 2, 55 and 56 shall be upgraded to a minimum STC rating of 30. The following note shall be included on all Building Plans: Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. 	Implement sound barriers as described in Mitigation Measure 3.6-4. Incorporate required measures into Improvement Plans and Building Plans	Project Applicant	Include on Improvement Plans and Building Plans prior to construction	Placer County
3.6-5: Increases in traffic from the proposed project, in combination with other developments, could result in cumulatively considerable noise increases.	<p>MM 3.6-5</p> <p><i>Implement Mitigation Measure 3.6-4.</i></p>	See Mitigation Measure 3.6-4	See Mitigation Measure 3.6-4	See Mitigation Measure 3.6-4	See Mitigation Measure 3.6-4

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
3.7 Hydrology and Water Quality					
3.7-1: Implementation of the proposed project could degrade surface water quality or contribute runoff water which could include substantial additional sources of polluted water.	MM 3.7-1(a) <i>The Improvement Plans shall show that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the Placer County Flood Control and Water Conservation District Stormwater Management Manual that are in effect at the time of submittal, and shall comply with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Division (ESD). These facilities shall be constructed with subdivision improvements. Prior to Final Subdivision Map(s) approval, easements shall be created and offered for dedication as required by the ESD. Maintenance of these facilities shall be provided by the homeowners' association and annual notification to the county that annual maintenance of the Stormwater Quality BMPs has occurred is required.</i>	Implement required periodic inspection consistent with Mitigation Measure 3.7-1(a).	Project Applicant	Prior to Improvement Plan approval, and following construction	Placer County
	MM 3.7-1(b) <i>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.</i> <i>The project shall implement permanent and operational source control measures. These source control measures could include the proposed grass lined swales, vegetated detention basin, and disconnected roof drains as well as the water quality treatment vault. The water quality BMPs shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</i> <i>The project is required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible. Except for the proposed vault, the source control measures identified above (i.e., grass lined swales, vegetated detention basin, and disconnected roof drains) are LID measures.</i>	Implement source control measures and LID standards as described in Mitigation Measure 3.7-1(b). Incorporate required measures into construction plan.	Project Applicant	Prior to and during construction	Placer County
	MM 3.7-1(c) <i>The Improvement Plan submittal for the project shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual as well as the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during long-term operational water quality protection. Long-term BMPs such as grass lined swales, vegetated detention basin, disconnected roof drains, and a water quality treatment vault for the entrapment of sediment, debris, and oils/greases or other identified pollutants shall be implemented.</i>	Incorporate design BMPs as described in Mitigation Measure 3.7-1(c), into project design.	Project Applicant	During project design, and prior to Improvement Plan approval	Placer County
	MM 3.7-1(d) <i>The Improvement Plans shall show that the water quality treatment facilities/Best Management Practices (BMPs) are designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for New Development and Redevelopment (or other similar source as approved by the Engineering and Surveying Division (ESD)).</i>	Incorporate design BMPs as described in Mitigation Measure 3.7-1(c), into project design.	Project Applicant	During project design, and prior to Improvement Plan approval	Placer County

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
3.7 Hydrology and Water Quality (cont.)					
3.7-1 (cont.)	<p><i>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through BMPs such as grass lined swales, vegetated detention basin, and disconnected roof drains as well as a water quality treatment vault for the entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed 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, or other County approved methodology. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</i></p> <p><i>All BMPs shall be maintained, as required, to insure effectiveness. BMPs shall be designed in accordance with the West Placer Stormwater Quality Design Manual or other County approved methodology. Proof of on-going maintenance, such as contractual evidence, shall be provided to the Placer County Engineering and Survey Division upon request. Maintenance of these facilities shall be provided by the project owners/permittees.</i></p>				
3.7-3: Implementation of the proposed project could substantially alter the existing drainage pattern of the site or area.	MM 3.7-3	Prepare and submit drainage plans to Placer County as described in Mitigation Measure 3.7-3.	Project Applicant	Prior to construction	Placer County
	<p><i>The project applicant shall prepare and submit drainage plans for construction activities. Prior to alterations of on-site drainage patterns, a temporary detention basin shall be constructed at the northwest corner of the project site to retain peak discharges from the site during construction. Stormwater during construction activities shall be allowed to continue to enter the project site at the same locations as existing stormwater flows and shall be directed to the northwest corner of the project site. At the northwest corner of the project site and into the temporary detention basin, thus regulating peak discharges from the site during construction.</i></p> <p><i>Operation</i></p> <p><i>Although the project's potential of altering the existing drainage pattern entering and exiting the project site would be less than significant, the following mitigation measures have been included to further reduce the project's less than significant impact on the existing drainage pattern during operational activities.</i></p>				
	MM 3.7-6	See Mitigation Measure 3.7-3	See Mitigation Measure 3.7-3	See Mitigation Measure 3.7-3	See Mitigation Measure 3.7-3
	Implement Mitigation Measure 3.7-3				
	MM 3.7-7	Prepare and submit Improvement Plans and associated fees to the County as described in Mitigation Measure 3.7-7.	Project Applicant	Prior to construction; following Development Review Committee review (if required).	Placer County
	<p><i>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 Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the 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 and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.</i></p>				

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
3.7 Hydrology and Water Quality (cont.)					
3.7-3 (cont.)	<p>MM 3.7-8</p> <p><i>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).</i></p> <p><i>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</i></p> <p><i>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</i></p> <p><i>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial 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.</i></p>	<ul style="list-style-type: none"> • Prepare improvement plans incorporating elements described in Mitigation Measure 3.7-8. • Implement construction fencing as described in Mitigation Measure 3.7-8 • Implement revegetation and soil erosion preventative measures as described in Mitigation Measure 3.7-8. • Coordinate with ESD to comply with financial obligations associated with winterization and permanent erosion control as described in Mitigation Measure 3.7-8. 	Project Applicant	Prior to and during construction	Placer County
3.7-4: Implementation of the proposed project could increase the rate or amount of surface runoff.	<p>MM 3.7-4(a)</p> <p><i>Implement Mitigation Measure 3.7-3</i></p> <p><i>Operation</i></p> <p><i>Although the project's potential for substantially altering the rate or amount of surface water runoff exiting the project site during long-term operation would be less than significant, the following mitigation measures have been included to further reduce the project's less than significant impact during operational activities.</i></p> <p>MM 3.7-4(b)</p> <p><i>The project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). The current estimated development fee is \$143 per residential unit, payable to the Engineering and Surveying Division prior to Recordation of Final Subdivision Map(s). The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.</i></p>	<p>See Mitigation Measure 3.7-3</p> <p>Remit payment of drainage improvement and flood control fees to the Placer County Engineering and Surveying Division as described in Mitigation Measure 3.7-10.</p>	<p>See Mitigation Measure 3.7-3</p> <p>Project Applicant</p>	<p>See Mitigation Measure 3.7-3</p> <p>Prior to recordation of final subdivision map(s)</p>	<p>See Mitigation Measure 3.7-3</p> <p>Placer County Engineering and Surveying Division</p>

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Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
3.7 Hydrology and Water Quality (cont.)					
3.7-4 (cont.)	MM 3.7-4(c) <i>The project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Recordation of Final Subdivision Map(s), the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current annual fee is \$20 per residential unit.</i>	Remit payment of annual drainage improvement and flood control fees to the Placer County as described in Mitigation Measure 3.7-4(c).	Project Applicant	Prior to recordation of final subdivision map(s)	Placer County
3.8 Utilities and Service Systems					
3.8-8: Implementation of the proposed project could require or result in the construction of new facilities or expansion of existing facilities, the construction of which could cause significant cumulative environmental effects.	MM 3.8-8 <i>Prior to the issuance of building permits, the project shall pay a fair share fee to contribute to the required capacity improvements to the Trunk Sewer main for future buildout.</i>	Pay fees as described in Mitigation Measure 3.8-8	Project Applicant	Prior to issuance of Building Permits	Placer County
Mitigation Identified in the Initial Study, Item II, "Agricultural & Forest Resources" (Appendix A)					
II-2: The proposed project will conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)	MM II-1 <i>The project applicant shall notify all future property owners within the project site of Placer County's Right to Farm Ordinance (Placer County Code Section 5.24.040) by including this information in the CC&Rs for the subdivision.</i>	Include statement of Placer County's Right-to-Farm Ordinance in CC&Rs for The Park at Granite Bay subdivision.	Project Applicant; subsequent sellers of residential units within project area.	CC&R's to be submitted prior to the approval of Improvement Plans, with notification to residents prior to sale of residential units	Placer County
II-3: The proposed project will conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm-Policy? (PLN)	Implement Mitigation Measure II-1.	See Mitigation Measure II-1.	See Mitigation Measure II-1.	See Mitigation Measure II-1.	See Mitigation Measure II-1.
II-5: The proposed project will involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)	Implement Mitigation Measure II-1.	See Mitigation Measure II-1.	See Mitigation Measure II-1.	See Mitigation Measure II-1.	See Mitigation Measure II-1.
Mitigation Identified in the Initial Study, Item IV, "Biological Resources" (Appendix A)					
IV-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)	MM IV-1 <i>A pre-construction survey shall be conducted by a qualified biologist no more than 3 days prior to demolition/construction activities during the breeding season (February 1 through August 31). If there is a break in construction activity of more than 2 weeks, subsequent surveys shall be completed. During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for the white-tailed kite and other raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:</i> <i>a. Prior to the issuance of Improvement Plans, the project applicant, in consultation with the Placer County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.</i>	Conduct pre-construction surveys for white-tailed kite and other raptor and migratory bird nests and conduct construction activities according to the protocol described in Mitigation Measure IV-1.	Project Applicant	Prior to demolition/construction activities during the breeding season	Placer County and CDFW

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Mitigation Identified in the Initial Study, Item IV, "Biological Resources" (Appendix A) (cont.)					
IV-1 (cont.)	<p>b. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</p>				
	<p>MM IV-2</p> <p><i>Prior to construction activities, a qualified biologist shall conduct four burrowing owl surveys on the project site and within a 500-foot buffer of the project site, as feasible, in accordance with CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 19952012) with the final survey no more than 30 days prior to the onset of project-related disturbance activities.</i></p> <p><i>The biologist shall conduct at least one site visit between February 15 and April 15, and a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Surveys shall not be conducted during inclement weather, when burrowing owls are typically less active and visible. If no burrowing owls or evidence of burrowing owls (e.g., whitewash or pellets) are observed during surveys, no additional mitigation is necessary.</i></p> <p><i>If active owl burrows are located during the pre-activity survey, the following measures shall be implemented consistent with the CDFW's Staff Report on Burrowing Owl Mitigation:</i></p> <p>a. <i>The project applicant shall not disturb occupied burrowing owl burrows during the nesting season (February 1 through August 31) unless it is verified by a qualified biologist that either the birds have not begun egg-laying and incubation, or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Eviction outside the nesting season may be permitted pending evaluation of eviction plans and receipt of formal written approval from the CDFW.</i></p> <p>b. <i>Unless otherwise authorized by the CDFW, the project applicant shall establish a 250-foot buffer between the construction work area and nesting burrowing owls during the nesting season. If a 250-foot buffer is not feasible, a qualified biologist shall consult with the CDFW to determine an appropriate buffer distance. The project applicant shall maintain this buffer area until August 31 or at CDFW's discretion and based upon monitoring evidence, until the young owls are foraging independently.</i></p> <p>c. <i>Unless otherwise authorized by the CDFW, the project applicant shall establish a 160-foot buffer between the construction work area and occupied burrows during the non-breeding season (September 1 through January 31). If a 160-foot buffer is not feasible, a qualified biologist shall consult with the CDFW to determine an appropriate buffer distance. The proponent will maintain this buffer area until January 31 or at CDFW's discretion and based upon monitoring evidence, until the young owls are foraging independently.</i></p> <p>d. <i>If burrowing owls must be moved away from the construction footprint, the project applicant shall undertake the passive relocation measures in accordance with CDFW's Staff Report on Burrowing Owl Mitigation. The project applicant shall submit a memorandum to Placer County documenting compliance with the CDFW's Staff Report on Burrowing Owl Mitigation on a weekly basis. Placer County shall consult with the CDFW as appropriate to ensure compliance.</i></p>	<p>Conduct pre-construction surveys for burrowing owl and conduct construction activities according to the protocol described in Mitigation Measure IV-1.</p>	<p>Project Applicant</p>	<p>Prior to demolition/construction activities during the breeding season</p>	<p>Placer County and CDFW</p>

**TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item IV, "Biological Resources" (Appendix A) (cont.)					
IV-4: Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)	<p><i>MM IV-4</i> Compensate for impacts to wetlands and other waters of the U.S. The project applicant shall obtain all required permit approvals from USACE under Section 404 of the Clean Water Act, and Central Valley Regional Water Quality Control Board (RWQCB), including a Water Quality Certification under Section 401 of the Clean Water Act and fulfill Waste Discharge Requirements under the State's Porter-Cologne Water Quality Control Act.</p> <p>Wetlands that cannot be avoided shall be compensated to result in "no net loss" of wetlands to ensure that the project would maintain the current functions and values of onsite wetland habitats. Loss of wetlands and other waters of the U.S. will be mitigated by purchasing mitigation credits from a USACE-approved local mitigation bank at a ratio of 1:1 to mitigate for 0.151 acres of Waters of the U.S.</p>	Follow the protocol described in Mitigation Measure IV-3 to minimize impacts to wetlands.	Project Applicant	Prior to issuance of Improvement Plans	Placer County, USACE, and CDFW
IV-5: Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)	Implement Mitigation Measure IV-4	See Mitigation Measure IV-4	See Mitigation Measure IV-4	See Mitigation Measure IV-4	See Mitigation Measure IV-4
IV-6: Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)	Implement Mitigation Measures IV-1, IV-2 and IV-3.	See Mitigation Measures IV-1, IV-2 and IV-3	See Mitigation Measures IV-1, IV-2 and IV-3	See Mitigation Measures IV-1, IV-2 and IV-3	See Mitigation Measures IV-1, IV-2 and IV-3
IV-7: Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)	<p><i>MM IV-5</i> Compensate for impacts to Protected Trees and Protect Retained Trees. The applicant shall obtain a Tree Permit and shall provide mitigation for the loss of the on-site, native oak trees protected under the Placer County Tree Ordinance which are five inches or greater diameter at breast height as single stemmed trees, or 10 inches DBH or larger in aggregate for multiple stemmed trees.</p> <p>The project applicant shall compensate for the loss of such trees either through onsite planting of native trees or payment of fees, as determined by the Placer County Tree Preservation Ordinance. If the applicant chooses to mitigate onsite, mitigation shall include planting of replacement native trees of the same species as were removed at a 1:1 ratio for the total inches (DBH) of native trees removed (i.e., the total DBH of replacement trees will be equal to the total DBH of removed trees at an "inch-for-an-inch" replacement). Trees will be specimens in at least 1-gallon sized pots selected from a local nursery and planted in accordance to industry standards. A 3-year maintenance schedule shall be implemented to ensure planted saplings are established. If any five gallon size tree or greater that was replanted or relocated that is dead after three years, the tree must be replaced in kind with equal sized healthy replacements. Revegetated areas or areas where trees smaller than five gallon size were replanted must have at least seventy-five (75) percent of the trees still alive after three years. Alternatively, the applicant may choose to mitigate for removal of native trees by paying into the Placer County Tree Preservation Fund prior to approval of the Grading Plans. The amount shall equal 100 dollars for each inch of protected trees removed, or the current market value as established by an Arborist.</p> <p>The following protection measures shall be implemented to protect retained trees on-site:</p>	Remove street and/or heritage trees according to the protocol described in Mitigation Measure 4.3-4. Include tree removal requirements and/or tree protection requirements on Improvement Plans. Include tree replacement requirements on Improvement Plans and Building Plans.	Project Applicant	Prior to Improvement Plan approval and during construction.	Placer County

TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item IV, "Biological Resources" (Appendix A) (cont.)					
IV-7 (cont.)	<ul style="list-style-type: none"> A Tree Protection Zone (TPZ) shall be established around any tree or group of trees to be retained. The TPZ shall be defined as 1.5 times the radius of the dripline or 5 feet from the edge of any grading, whichever is greater, unless otherwise adjusted on a case-by-case basis after consultation with a certified arborist. All TPZs shall be marked with post and wire or equivalent fencing, which shall remain in place for the duration of construction activities in the area. "Keep out" signs shall be posted on TPZ fencing facing out in all directions. Construction-related activities, including grading, trenching, construction, demolition, or other work shall be prohibited within the TPZ. No heavy equipment or machinery shall be operated within the TPZ. No construction materials, equipment, machinery, or other supplies shall be stored within a TPZ. No wires or signs shall be attached to any tree. In the event that the contractor identifies a need to conduct activities within a TPZ, such activities must be approved and monitored by a certified arborist. Selected trees shall be pruned, as necessary, to provide clearance during construction and/or to remove any defective limbs or other parts that may pose a failure risk. All pruning shall be completed by a certified arborist or tree worker and shall adhere to the Tree Pruning Guidelines of the International Society of Arboriculture. Each week during construction, a certified arborist shall monitor the health and condition of the protected trees and, if necessary, recommend additional mitigations and appropriate actions. This shall include the monitoring of trees adjacent to project facilities in order to determine if construction activities (including the removal of nearby trees) would affect protected trees in the future. Provide supplemental irrigation and other care, such as mulch and fertilizer, as deemed necessary by a certified arborist. Any injuries shall be treated by a certified arborist. 				
Mitigation Identified in the Initial Study, Item V, "Cultural Resources" (Appendix A)					
V-1: Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)	<p>MM V-1</p> <p>The improvement plans shall include a statement that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work shall be stopped immediately within a 100-foot radius of the find and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums shall also be contacted for review of the archaeological find(s).</p>	<p>Immediately cease all work activities within approximately 100 feet of any discovered items of historic or archaeological interest, contact Placer County, and follow the protocol described in Mitigation Measure V-1.</p> <p>Include historic and archaeological resources discovery, identification, and notification guidelines on Grading and Construction Plans.</p>	Project Applicant	Prior to Improvement Plan approval and prior to and during construction	Placer County
Mitigation Identified in the Initial Study, Item V, "Cultural Resources" (Appendix A) (cont.)					
V-1 (cont.)	<p>If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.</p> <p>MM V-2</p> <p>Prior to the start of ground disturbance, construction personnel to be involved with earth-moving activities should be informed that artifacts could be discovered during excavating, that these items are protected by laws, on the appearance of common artifacts, and on proper notification procedures should artifacts be discovered. This worker training should be prepared and presented by a qualified professional.</p>	<p>Immediately stop work in the vicinity of discovered human bone or bone of unknown origin, notify the County Coroner, and follow the protocol described in Mitigation Measure V-1.</p> <p>Retain a qualified archaeologist to carry out all actions related to archaeological and historical resources according to the protocol described in Mitigation Measure V-2.</p> <p>Include construction worker training requirements on Improvement Plans and Grading Plans.</p>	Project Applicant	Prior to Improvement Plan approval and prior to start of ground disturbance	Placer County

TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item V, "Cultural Resources" (Appendix A) (cont.)					
V-2: Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	Implement Mitigation Measures V-1 and V-2.	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2
V-3: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)	<p>MM V-3 Prior to improvement plan submittal, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.</p> <p>The paleontologist shall determine appropriate protocols which ensure proper exploration and/or salvage of all fossils. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.</p> <p>These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division, which shall include the period of inspections, an analysis of the fossils found, and present repository of fossils.</p>	<p>Retain a qualified paleontologist to carry out all actions related to paleontological resources according to the protocol described in Mitigation Measure V-3.</p> <p>Include paleontological resources training, discovery, identification, avoidance and notification guidelines on Grading and Construction Plans.</p>	Project Applicant	Prior to and during construction	Placer County
	<p>MM V-4 Retain a Project Paleontologist. Prior to the start of ground disturbance, a qualified professional paleontologist (as defined by SVP 2010) shall be retained to both design a monitoring and mitigation program and implement the program during project-related excavation and earth disturbance activities. The paleontological resource monitoring and mitigation program shall include preconstruction coordination; construction monitoring; emergency salvage procedures; sampling and data recovery; preparation, identification, and analysis of the significance of fossil specimens salvaged; museum storage of any specimens and data recovered; and reporting. Prior to the start of construction, the paleontologist shall conduct a field survey of exposures of sensitive stratigraphic units within the construction footprint that will be disturbed and salvage any fossils discovered.</p>	Retain a qualified paleontologist to carry out all actions related to paleontological resources according to the protocol described in Mitigation Measure V-4.	Project Applicant	Prior to and during construction	Placer County
	<p>MM V-5 Worker Training. Prior to the start of ground disturbance, construction personnel to be involved with earth-moving activities shall be informed that fossils will likely be discovered during excavating, that these fossils are protected by laws, and shall be trained on the appearance of common fossils, and on proper notification procedures should fossils be discovered. This worker training shall be prepared and presented by a qualified professional paleontologist.</p>	<p>Retain a qualified paleontologist to carry out all actions related to paleontological resources according to the protocol described in Mitigation Measure V-5.</p> <p>Include paleontological resources training, discovery, identification, avoidance and notification guidelines on Grading and Construction Plans.</p>	Project Applicant	Prior to and during construction	Placer County

**TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item V, "Cultural Resources" (Appendix A) (cont.)					
V-3 (cont.)	MM V-6 <i>Monitoring. Earth-moving activities shall be monitored and inspected for the presence of potentially fossiliferous sediments by a qualified field paleontologist as defined by the Society of Vertebrate Paleontologists (SVP). Monitoring shall not be conducted in soils that have been previously disturbed or in areas where exposed soils will be buried, but not otherwise disturbed. A monitor shall be present during actual earth-moving during the first few days of initial project grading to observe the stratigraphy and any fossils exposed by excavations. If no significant fossils are discovered during this time, monitoring should be reduced to only periodic spot checking of the deepest excavations or those judged most likely to disturb fossils. Should fossils be discovered, increased monitoring shall occur.</i>	Retain a qualified paleontologist to carry out all actions related to paleontological resources according to the protocol described in Mitigation Measure V-6.	Project Applicant	Prior to and during construction	Placer County
	MM V-7 <i>Salvage and Treatment of Fossils Discovered. Any paleontological materials exposed during project excavations shall be salvaged and treated as described by SVP (2010). This treatment shall include preparation, identification, determination of significance, and curation into a public museum.</i>	Immediately cease all work activities within approximately 100 feet of discovered items of paleontological interest, contact Placer County, and follow the protocol described in Mitigation Measure V-7. Include paleontological resources discovery, identification, and notification guidelines on Grading and Construction Plans.	Project Applicant	Prior to and during construction	Placer County
	MM V-8 <i>Preparation of Final Report. Within ninety (90) days following the end of project excavations, the project paleontologist shall prepare a final report, summarizing the complete mitigation program, describing and illustrating any fossils recovered, along with their significance, and certifying that the paleontological resource impact mitigation program resulted in insignificant impacts on paleontological resources as required by CEQA. The acceptance of the final report by the County shall complete the mitigation program.</i>	Retain a qualified paleontologist to carry out all actions related to paleontological resources according to the protocol described in Mitigation Measure V-8.		Within ninety (90) days following the end of project excavations	Placer County
V-4: Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	<i>Implement Mitigation Measures V-1 and V-2.</i>	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2
V-6: Disturb any human remains, including those interred outside of formal cemeteries? (PLN)	<i>Implement Mitigation Measures V-1 and V-2.</i>	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2
Mitigation Identified in the Initial Study, Item VI, "Geology and Soils" (Appendix A)					
VI-1: Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)	MM VI-1(a) <i>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 Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the 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 and Placer County Fire Department improvement plan review and inspection fees with the 1st</i>	Submit landscape plans	Project Applicant	Prior to project approval	Placer County

TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item VI, "Geology and Soils" (Appendix A)					
VI-1 (cont.)	<p><i>Improvement Plan submittal. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.</i></p> <p><i>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</i></p> <p>MM VI-1(b)</p> <p><i>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).</i></p> <p><i>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</i></p> <p><i>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</i></p> <p><i>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial 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.</i></p> <p>MM VI-1(c)</p> <p><i>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:</i></p>	<p>Submit required Improvement Plans to the County that meet criteria described in Mitigation Measure VI-1(b).</p> <p>Implement erosion control and prevention measures and follow County protocols for erosion prevention and funding as required by Mitigation Measure VI-1(b).</p>	<p>Project Applicant</p>	<p>Prior to, during, and following construction</p>	<p>Placer County</p>
		<p>Retain Registered Civil Engineer or Geotechnical Engineer to generate final geotechnical report in conformance with requirements described in Mitigation Measure VI-1(c).</p> <p>Provide required copies of reports to appropriate parties and conduct required engineering inspection and certification that earthwork has been performed in conformity with report.</p>	<p>Project Applicant</p>	<p>Prior to, during, and following construction</p>	<p>Placer County</p>

TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item VI, "Geology and Soils" (Appendix A) (cont.)					
VI-1 (cont.)	<p>A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability</p> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. 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.</p> <p>MM VI-1(d)</p> <p>Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.</p>	Incorporate required elements, identified by Mitigation Measure VI-1(d), into Improvement Plans.	Project Applicant	Prior to construction	Placer County
VI-2: Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)	Implement Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)
VI-5: Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)	<p>MM VI-3(a)</p> <p>The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).</p> <p>Construction (temporary) BMPs for the project shall include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Silt Fence, Stabilized Construction Entrance (LDM Plate C-4), Vehicle and Equipment Maintenance (NS-10), Wind Erosion Control (WE-1), Material Delivery and Storage (WM-1), sediment traps, revegetation techniques, dust control measures, concrete truck washout areas, and weekly street sweeping.</p> <p>MM VI-3(b)</p> <p>The applicant shall demonstrate that all excavations and fill slopes are protected from concentrated storm water run-off to minimize potential erosion. Control of water over the slopes may be accomplished by constructing V-ditches near the top of slopes, or by grading the area behind the top of slope to drain away from the slope. Ponding of surface water at the top of slope or allowing sheet flow of water over the top of a slope shall be avoided.</p> <p>MM VI-3(c)</p> <p>Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.</p>	<p>Add water quality treatment facilities / BMPs to improvement plans according to requirements described in Mitigation Measure VI-3(a).</p> <p>Implement storm water run-off requirements described in Mitigation Measure VI-3(b).</p> <p>Acquire NPDES permit and provide WDID number to the County as described in Mitigation Measure VI-3(c)</p>	Project Applicant	Prior to construction	Placer County
VI-7: Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)	Implement Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)

**TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item VI, "Geology and Soils" (Appendix A) (cont.)					
VI-8: Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)	Implement Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)
VI-9: Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)	Implement Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)	See Mitigation Measures VI-1(a)-1(d)
Mitigation Identified in the Initial Study, Item VIII, "Hazards & Hazardous Materials" (Appendix A)					
VIII-8: Create any health hazard or potential health hazard? (EHS)	MM VIII-1	Provide septic system plan according to Mitigation Measure VIII-1.	Project Applicant	Prior to construction	Placer County
	<i>Prior to improvement plan approval, provide a plan note on the improvement plans indicating proper destruction, under permit and inspection, of the existing septic system located within the project site.</i>				
VIII-9: Expose people to existing sources of potential health hazards? (EHS)	MM VIII-2	Provide septic system plan according to Mitigation Measure VIII-2.	Project Applicant	Prior to construction	Placer County
	<i>Prior to Final Subdivision Map approval, complete or provide for the proper destruction, under permit and inspection, of the existing septic system located within the project site.</i>				
Mitigation Identified in the Initial Study, Item IX, "Hydrology & Water Quality" (Appendix A)					
IX-5: Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)	MM IX-1	Implement storm water discharge requirements as described in Mitigation Measure IX-1.	Project Applicant	Prior to construction	Placer County
	<i>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.</i>				
	<i>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</i>				
	<i>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible.</i>				
	MM IX-2	Retain a Registered Civil Engineer to prepare drainage report portions of Improvement Plan submittal in conformance with requirements of Mitigation Measure IX-2.	Project Applicant	Prior to submittal of Improvement Plan	Placer County
	<i>The Improvement Plan submittal for each project phase shall include a final drainage report 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, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used</i>				

**TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item IX, "Hydrology & Water Quality" (Appendix A) (cont.)					
IX-5 (cont.)	<p><i>both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.</i></p> <p>MM IX-3</p> <p><i>The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).</i></p> <p><i>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed 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, or other County approved methodology. Post-development (permanent) BMPs for the project include, but are not limited to: vegetated swales and permanent underground water quality treatment vault. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</i></p> <p><i>All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees.</i></p>	<p>Incorporate water quality and stormwater BMPs in accordance with Mitigation Measure IX-3.</p> <p>Implement and maintain water quality BMPs</p>	Project Applicant	Prior to and during construction	Placer County
IX-6: Otherwise substantially degrade surface water quality? (ESD)	Implement Mitigation Measures IX-1 and IX-2.	See Mitigation Measures IX-1 and IX-2	See Mitigation Measures IX-1 and IX-2	See Mitigation Measures IX-1 and IX-2	See Mitigation Measures IX-1 and IX-2
Mitigation Identified in the Initial Study, Item X, "Land Use & Planning" (Appendix A)					
X-5: Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)	<p>MM X-1</p> <p><i>The project applicant shall notify all future property owners within the project site of Placer County's Right to Farm Ordinance (Placer County Code Section 5.24.040) by including this information in the CC&Rs for the subdivision.</i></p>	Include Placer County's Right-to-Farm Ordinance in CC&Rs	Project Applicant	Prior to Improvement Plan approval	Placer County
Mitigation Identified in the Initial Study, Item XII, "Noise" (Appendix A)					
XII-3: A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	<p>MM XII-1(a)</p> <p><i>Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal holidays, and shall only occur:</i></p> <p>A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)</p> <p>B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)</p> <p>C) Saturdays, 8:00 am to 6:00 pm</p> <p><i>In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations. This condition shall be included on the improvements plans and shown in the development notebook.</i></p>	<p>Limit construction activity to time periods identified in Mitigation Measure XII-1(a).</p> <p>Post construction hours on signs and in improvement plans</p>	Project Applicant	Prior to and during construction	Placer County

TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item XII, "Noise" (Appendix A)					
XII-3 (cont.)	<p><i>Quiet Activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.</i></p> <p><i>The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.</i></p> <p>MM XII-1(b)</p> <p><i>To reduce daytime noise impacts due to construction, the project applicant shall require construction contractors to implement the following measures:</i></p> <ul style="list-style-type: none"> <i>Equipment and trucks used for project construction will utilize the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible.</i> <i>Impact tools (i.e., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used; this muffler can lower noise levels from the exhaust by up to about 10-dBA. External jackets on the tools themselves will be used where feasible, and this could achieve a reduction of 5-dBA. Quieter procedures will be used, such as drills rather than impact equipment, whenever feasible.</i> <i>Stationary noise sources will be located as far from adjacent receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.</i> 	<p>Develop a Noise and Vibration Reduction Plan according to the requirements described in Mitigation Measure XII-1(b).</p> <p>Include noise and vibration reduction requirements and maximum noise levels permitted on Demolition Grading and Construction Plans. Include noise and vibration monitoring requirements on Demolition, Grading and Construction Plans. Include the requirement for an on-site disturbance coordinator on Demolition, Grading and Construction Plans.</p>	Project Applicant	Prior to and during construction	Placer County
Mitigation Identified in the Initial Study, Item XV, "Recreation" (Appendix A)					
XV-1: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)	<p>MM XV-1</p> <p><i>The project applicant shall provide onsite active and passive recreational land that meets the requirement set forth in the Placer County General Plan and outlined in the Planned Development requirement. If onsite provision of sufficient active and passive parkland cannot be provided, the project applicant shall pay in-lieu fees consistent with the Placer County Park Dedication Fee Program (PDF Program).</i></p>	Incorporate active and passive recreational land into development or pay in-lieu fees, consistent with requirements of Mitigation Measure XV-1.	Project Applicant	Prior to approval of Improvement Plans	Placer County
XV-2: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)	<p>Implement Mitigation Measure XV-1.</p>	See Mitigation Measure XV-1	See Mitigation Measure XV-1	See Mitigation Measure XV-1	See Mitigation Measure XV-1
Mitigation Identified in the Initial Study, Item XVI, "Transportation & Traffic" (Appendix A)					
XVI-3: Increased impacts to vehicle safety due to roadway design feature (i.e. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment)? (ESD)	<p>MM XVI-1</p> <p><i>The improvement plans shall show the construction of a left-turn ingress-only lane/pocket at the project entrance at Sierra College Boulevard. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 55 miles per hour (MPH), unless an alternative is approved by Placer County.</i></p> <p>MM XVI-2</p> <p><i>The improvement plans shall include a construction signing plan, and a striping and signing plan and shall include all on- and off-site traffic control devices.</i></p>	<p>Prepare and implement safety measures according to the requirements described in Mitigation Measure XVI-1.</p> <p>Prepare and implement safety measures according to the requirements described in Mitigation Measure XVI-2.</p>	Project Applicant	Prior to approval of Improvement Plans and during construction	Placer County, City of Roseville

**TABLE 4-1
THE PARK AT GRANITE BAY MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Mitigation Identified in the Initial Study, Item XVI, "Transportation & Traffic" (Appendix A) (cont.)	<p>MM XVI-3</p> <p><i>Prior to issuance of any Building Permits, the project applicant shall make payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:</i></p> <p>A) <i>County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</i> B) <i>South Placer Regional Transportation Authority (SPRTA)</i></p> <p><i>The current total combined estimated fee is \$6,776 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.</i></p>	Pay traffic mitigation fee(s) to Placer County DPW	Project Applicant	Prior to issuance of Building Permits	Placer County