

CHAPTER 4

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines Section 15097 requires that whenever a public agency approves a project based on a Mitigated Negative Declaration or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring and reporting program to ensure that all adopted mitigation measures are implemented.

This mitigation monitoring and reporting program (MMRP) is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Placer County Government Center Master Plan (proposed project). This MMRP will be used by Placer County staff to ensure compliance with all applicable mitigation measures is achieved during implementation and operation of each individual project undertaken in implementation of the Master Plan. The MMRP provides for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

PLACER COUNTY STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Placer County Code Section 18.28.030). This program requires that mitigation measures adopted for projects requiring discretionary County approvals, such as the Placer County Government Center Master Plan project, be included in the conditions of approval for those projects and that issuance of any of the permits or county actions listed below must be preceded by a verification by county staff that certain conditions of approval/mitigation measures have been met. Compliance with conditions of approval is monitored by the County through a variety of permit and review processes, including:

- Development Review Committee approval
- Design/Site Review Committee approval
- Improvement Plan approval (this approval must be obtained prior to issuance of grading or building permits)
- Grading Permit issuance
- Improvements construction inspection
- Final map recordation
- Acceptance of subdivision improvements as complete
- Building permit issuance
- Certificates of Occupancy

The mitigation measures for the Placer County Government Center Master Plan project included in the EIR would be monitored through the County's Standard Mitigation Monitoring Program, as indicated in the text of each mitigation measure. The following table provides the full text of each

mitigation measure and identifies the specific permit(s) or approval(s) from the Standard Mitigation Monitoring Program that the County would use to verify compliance with each, or another monitoring mechanism that would be used if the mitigation measure cannot be verified through the County's Standard Mitigation Monitoring Program.

The Placer County Government Center Master Plan EIR evaluates implementation of the Master Plan at a programmatic level. It also provides project-level analysis of two individual projects that are components of the Master Plan. This MMRP includes three sections – one that addresses the mitigation measures identified for the overall Master Plan, and one for each of the individual project elements evaluated in the EIR. As additional individual projects to implement the Master Plan are proposed for construction, the County would review the projects for consistency with the Master Plan, as described in Section 2.2 of the Draft EIR, as well as ensuring compliance with all applicable mitigation measures.

Mitigation Monitoring Program Description

Placer County will coordinate monitoring activities and document the implementation of mitigation measures for each project phase. Table 1 lists each mitigation measure as identified in the Final EIR and the associated implementation, monitoring/reporting, timing and performance requirements. The table includes:

1. the full text of each applicable mitigation measure;
2. the party or parties responsible for implementation and monitoring of each measure and any reporting requirements;
3. the timing of implementation of each mitigation measure, including any ongoing monitoring and/or reporting requirements; and
4. performance criteria by which to ensure mitigation requirements have been met.

Following completion of the monitoring and reporting process, the final monitoring results, as well as annual reports where required, will be recorded and incorporated into the project file maintained by Placer County.

MASTER PLAN UPDATE MITIGATION MONITORING AND REPORTING PROGRAM

This section of the MMRP lists the mitigation measures applicable to the overall Master Plan Update and future individual projects undertaken in implementation of the Master Plan.

No mitigation measures are required for the following resources: Land Use and Planning

- Population and Housing
- Greenhouse Gases
- Public Services and Recreation
- Energy Conservation

PCGC Master Plan Update				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Biological Resources</i>				
<p>Mitigation Measure 7a: All construction workers involved in vegetation removal, clearing, and earthmoving activities shall receive worker environmental awareness program training conducted by a qualified biologist. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to be familiar with special-status species potentially present in the project area and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site that will be fenced prior to construction (as discussed in Mitigation Measure 7h), other than where impacts have been authorized, and to prevent spills, and shall be given contact information for the qualified biologist. A handout will be prepared that includes information on sensitive biological resources occurring or potentially occurring on the site, as well as contact information for the project biologist.</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • Training conducted prior to any vegetation removal, clearing, or grading • No more than 72 hours following completion of the worker environmental awareness training, the project applicant/contractor shall submit training attendance logs to the County 	<ul style="list-style-type: none"> • Training presented by qualified biologist • Training materials are reviewed and approved by Placer County prior to training • Project applicant/contractor provides the County with a schedule for worker environmental awareness training. • Attendance logs are submitted to Placer County

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Mitigation Measure 7b: Should construction begin during the bird breeding season (February 1 through August 31), a pre-construction nesting bird survey shall be performed no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist in consultation with CDFW, if warranted, based on species, location, and planned construction activity. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. Project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species.</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • No sooner than 14 days prior to any groundbreaking activities or tree removal that occurs between February 1 and August 31 	<ul style="list-style-type: none"> • Preconstruction surveys are conducted when construction activities begin anytime between February 1 and August 31 of each year • No-disturbance buffer zones around active nests are determined by a qualified biologist in consultation with CDFW • No-disturbance buffer zones are maintained until the subject nests are no longer active, as determined by a qualified biologist
<p>Mitigation Measure 7c: No sooner than 30 days prior to building demolition, a pre-construction roosting bat survey shall be performed by a qualified biologist (i.e., a biologist with several years' experience performing roosting bat surveys, capable of identifying signs of roosting such as urine stains and guano piles) to determine if roosting bats or maternity colonies exist in any of the structures within the project area. If any active roosts are observed, consultation with the California Department of Fish and Wildlife (CDFW) shall be sought to potentially develop an exclusion plan under the direction of CDFW. If maternity roosts are observed, demolition shall be postponed until the maternity colonies have dispersed, usually between late August and the end of September. Project activities shall be confined to daylight hours to prevent impacts to foraging bats.</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors for projects involving demolition of existing buildings or portions thereof</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • Surveys are completed no sooner than 30 days prior to demolition or tree removal for each construction phase • Where an exclusion plan is needed, the plan is implemented prior to demolition and/or tree removal 	<ul style="list-style-type: none"> • Pre-disturbance surveys are completed • Consultation with CDFW is completed and an exclusion plan is implemented if roosting bats and/or maternity colonies are identified in areas subject to tree removal and/or demolition • Construction activities are limited to daylight hours

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			<ul style="list-style-type: none"> Throughout all construction phases, construction activities are limited to daylight hours 	
<p>Mitigation Measure 7d: Prior to issuance of a grading permit or approval of Improvement Plans for any activities within seasonal wetlands 02, 03, 04, or 05, a protocol-level vernal pool branchiopod survey shall be performed by a qualified biologist (i.e., a biologist with several years' experience performing vernal pool surveys, capable of identifying signs of vernal pool fairy shrimp and/or vernal pool tadpole shrimp activity) to determine if vernal pool fairy shrimp and/or vernal pool tadpole shrimp are present on the project site. Alternatively, presence can be assumed. Where vernal pool fairy shrimp and/or vernal pool tadpole shrimp presence is identified or assumed, compensation for the loss of habitat for these species shall be provided at a ratio of 3 acres for every 1 acre affected (3:1). This ratio shall include creation of 1 acre of vernal pool habitat for every 1 acre impacts (1:1), and preservation of 2 acres of vernal pools for every 1 acre impacted (2:1), as described in the U.S. Fish and Wildlife Service (USFWS) programmatic biological opinion issued to the U.S. Army Corps of Engineers for small impacts to listed branchiopods (USFWS 1996). Mitigation for impacts to listed branchiopods shall be implemented according to one of the following three options, to be determined and completed prior to impact: participation in a USFWS approved mitigation bank, off-site mitigation at a non-bank location approved by USFWS and subject to preservation in perpetuity such as through a conservation easement, or contribution to the USFWS Species Fund. In the event that protocol-level surveys demonstrate the absence of listed vernal pool branchiopods, mitigation shall not be required.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor)</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> Prior to Improvement Plan approval or issuance of grading permits for activities within seasonal wetlands 02, 03, 04, or 05. 	<ul style="list-style-type: none"> Protocol-level branchiopod survey is completed or presence is assumed If vernal pool fairy shrimp and/or vernal pool tadpole shrimp are identified or assumed present, project sponsor provides evidence of payment for compensatory mitigation

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<p>Mitigation Measure 7e: Prior to issuance of any grading permits or approval of Improvement Plans and removal of vegetation from any blue oak woodland vegetation communities, the County of Placer (County) or individual project applicant shall identify any on-site woodland restoration on the project's Improvement Plans and/or undertake off-site oak woodland restoration or creation, and/or contribute to the County's oak woodland conservation fund, and/or obtain a conservation easement over an off-site property that includes blue oak woodland. In combination, the total amount of blue oak woodland restored, created, and/or protected under a conservation easement shall be twice the size of the amount of blue oak woodland lost to development within the PCGC campus. Any on-site or off-site oak woodland restoration or creation must occur subject to a planting and irrigation plan that is approved by Placer County prior to implementation. Any onsite tree planting must be documented on the Improvement Plans for each individual development project. When compensation for loss of oak woodland would include off-site restoration, obtaining a conservation easement and/or payment into the County's oak woodland conservation fund, these shall occur prior to approval of Improvement Plans for each individual development project.</p>	<p>Each project sponsor (Placer County or individual project applicant) for actions that would affect blue oak woodland</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • If any replanting or restoration is proposed, the restoration plans must be included in the Improvement Plans or provided as separate Improvement Plans (for offsite locations) and implemented prior to the County's issuance of a certificate of occupancy. • If restoration through a compensatory program is proposed, evidence of payment into the compensatory program must be provided prior to issuance of grading permits/approval of Improvement Plans. 	<ul style="list-style-type: none"> • Any loss of blue oak woodland is offset through replanting/restoration, property conservation, and/or payment into the County's oak woodland conservation fund
<p>Mitigation Measure 7f: Prior to issuance of any grading permits or approval of improvement plans for activities that would remove riparian habitat, the County of Placer (County) or project applicant shall comply with the California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Program (California Fish and Game Code Sections 1600–1616), including notification, submission of all required plans and documents, and payment of required fees to CDFW. The applicant shall either confirm that the proposed activities would not result in substantial effects related to</p>	<p>Each project sponsor (Placer County or individual project applicant) for actions that would affect riparian habitat</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval or issuance of grading permits for any project that affects riparian habitat 	<ul style="list-style-type: none"> • Section 1602 Streambed Alteration Agreement is obtained and compensatory mitigation is provided

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the obstruction, diversion, or introduction of debris into any stream, or shall provide compensatory mitigation to ensure that no significant effects result from stream diversion or modification. Compensatory mitigation shall be provided through creation of like habitat either on site or at a CDFW-approved off-site location.				
<p>Mitigation Measure 7g: A Clean Water Act Section 404 permit and Section 401 Water Quality Certification shall be acquired prior to issuance of a grading permit or approval of improvement plans for any proposed activities that will result in fill or discharges within jurisdictional wetlands.</p> <p>To compensate for the loss of jurisdictional wetlands or waters of the U.S. that are not exempt from mitigation under the Clean Water Act, the County of Placer (County) or individual project applicant shall (1) restore and/or create wetlands on site; (2) create wetlands at an off-site location acceptable to the resource agencies; (3) purchase compensatory mitigation credits at an agency-approved mitigation bank; or (4) a combination of 1, 2, or 3. The County or individual project applicant shall develop the mitigation approach in conjunction with the resource agencies during the permitting process. The mitigation requirements shall be in compliance with federal and state Clean Water Act laws, and the Placer County General Plan "no net loss" of wetlands policy (Policy 6.B.1). The final mitigation ratios, design, and implementation shall comply with the terms and conditions of the Section 404 permit issued by the Sacramento District U.S. Army Corps of Engineers and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley Regional Water Quality Control Board.</p>	Each project sponsor (Placer County or individual project applicant) for actions that would affect jurisdictional wetlands	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval or issuance of grading permits for any project that affects jurisdictional wetlands 	<ul style="list-style-type: none"> • The project sponsor shall provide evidence of compliance with mitigation requirements specified in the Section 404 permit, as approved by the Corps
<p>Mitigation Measure 7h: Installation of silt fencing shall be required for any construction activity that occurs within 100 feet of a seasonal wetland or detention basin, other than where direct impacts have been authorized through permits obtained from the U.S. Army Corps of Engineers. Grading and improvement plans for construction of each individual project shall indicate the jurisdictional boundaries of any wetland or waters of the U.S.</p>	Each project sponsor (Placer County or individual project applicant) and construction contractors for actions within 100	Placer County Community Development Resource Agency; Planning Services Division, Engineering and Surveying Division	<ul style="list-style-type: none"> • Silt fencing locations and specifications to be included on grading and improvement plans prior to their approval. 	<ul style="list-style-type: none"> • Boundaries of wetlands and detention basins are shown on grading and improvement plans • Silt fencing is installed at least 25 feet from the boundary of any

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feature, and shall delineate all construction activity areas for the individual project. Silt fencing shall be installed at least 25 feet from the boundary of any wetland that is not approved for direct impacts. All equipment and vehicles shall be staged outside of waterways. Spill kits shall be available on site to crews working within the construction area, and any spills shall be cleaned up immediately. Silt fencing or fiber rolls (i.e., straw wattles) shall be installed on slopes adjacent to areas where trenching could cause erosion into nearby waterways, or where construction occurs within 25 feet of wetlands or waters of the U.S. The County of Placer shall inspect the silt fence and/or fiber rolls prior to commencement of construction activities for each individual project.	feet of a seasonal wetland or detention basin		<ul style="list-style-type: none"> Silt fencing to be installed and inspected by the County prior to commencement of construction 	wetlands within 100 feet of construction activities where direct impacts have not be authorized <ul style="list-style-type: none"> Silt fencing is maintained throughout construction activities within 100 feet of protected wetlands
Cultural Resources				
Mitigation Measure 8a: At the time that building maintenance and repair needs are identified for any building within the project site that is identified as a contributing feature to the DeWitt General Hospital Historic District, the County of Placer shall implement all applicable and feasible provisions of the Secretary of the Interior's Standards for Rehabilitation, codified as 36 Code of Federal Regulations Part 67, and shall review and implement any appropriate Guidelines for Rehabilitating Historic Buildings and Guidelines on Sustainability for Rehabilitating Historic Buildings	Placer County	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> Prior to approval of building maintenance and repair plans 	<ul style="list-style-type: none"> Building maintenance and/or repair plans identify specific provisions of the Secretary of the Interior's Standards for Rehabilitation that have been considered in development of the plans, and documentation supporting any determination that specific provisions are infeasible
Mitigation Measure 8b: Tribal Cultural Resource Awareness Training: Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific Tribal Cultural Resource (TCR) awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> Training is completed prior to initiation of construction for each individual project 	<ul style="list-style-type: none"> Training is presented by qualified cultural resource specialists Prior to issuance of grading or building permits, the project

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<p>representatives from culturally-affiliated Native American Tribes. The training will emphasize the requirement for confidentiality and culturally-appropriate, respectful treatment of any find of significance to culturally-affiliated Native Americans Tribes.</p> <p>As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:</p> <ul style="list-style-type: none"> • Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.) • Regulations governing archaeological resources and tribal cultural resources • Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources • Steps to take if a worker encounters a possible resource <p>The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological resources or TCRs are identified. The training shall also direct work to stop, and contact with the County Coroner and the Native American Heritage Commission (NAHC) to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.</p>				<p>applicant/contractor shall submit training materials to the County for review</p> <ul style="list-style-type: none"> • Prior to issuance of grading or building permits, the project applicant/contractor shall provide the County with a schedule for Tribal Cultural Resource Awareness Training for all construction workers • No more than 72 hours following completion of the Tribal Cultural Resource Awareness Training, the project applicant/contractor shall submit training attendance logs to the County
<p>Mitigation Measure 8c: Inadvertent Discoveries: If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency; Planning Services Division</p>	<ul style="list-style-type: none"> • Throughout all construction activities 	<ul style="list-style-type: none"> • Construction contracts include notes regarding Inadvertent Discovery protocols • All work within 100 feet of any potential Native

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<p>significance of the deposit, and the Placer County Department of Public Works and Facilities, the Department of Museums, and Native American representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate. In the event that the resource is found to be ineligible for inclusion in the California Register of Historical Resources, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burial(s). Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Department of Public Works and Facilities following coordination with tribal representatives and cultural resource experts, if necessary and as appropriate.</p>				<p>American resource discovery is halted</p> <ul style="list-style-type: none"> Any potential Native American resource discovery is investigated by a qualified archeologist and a treatment plan is developed and implemented

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<p>Mitigation Measure 8d: Post-Ground Disturbance Site Visit: The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas. If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:</p> <p>Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Department of Public Works and Facilities and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.</p> <p>A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.</p> <p>A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency; Planning Services Division</p>	<ul style="list-style-type: none"> • Sponsor and/or contractor notifies County a minimum of seven days prior to initiation of ground disturbance. • Access for tribal representatives is allowed during the first five days of ground-breaking activity 	<ul style="list-style-type: none"> • Notification of the start of ground disturbance is provided • Tribal representatives are allowed access during the first five days • Any finds are investigated by a qualified archaeologist and tribal representative • A written report that includes management recommendations is submitted for any significant finds • A site meeting of construction personnel is held if any significant finds are identified

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The contractor shall implement any measures deemed by CEQA lead agency staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.				
<p>Mitigation Measure 8e: Native American Monitors: To facilitate identification of potential archaeological resources and/or Tribal Cultural Resources (TCRs) at the earliest possible time during project-related earth-disturbing activities, the project proponent and/or their construction contractor(s) shall accommodate periodic monitoring by one Native American Monitor from the culturally-affiliated Native American Tribe in those areas of the campus that have been previously undeveloped. Monitoring will occur on the construction site periodically (as often as weekly) for spot checks of construction activities. Much of the Placer County Government Center campus has been subjected to heavy disturbance including subsurface disturbance; therefore, this spot-check monitoring shall be limited to those areas of the site that have been previously undeveloped. The monitoring shall occur only during ground-disturbing activities including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities such as grading or excavation. The Native American monitor shall make these periodic spot checks as deemed necessary to minimize the potential for destruction of or damage to previously undiscovered resources, and to ensure respectful treatment and disposition of unearthed/displaced resources. If initial monitoring efforts suggest that resources are unlikely to be identified on a given site, Native American monitoring shall be suspended, following agreement by the UAIC and the County, and the Inadvertent Discoveries mitigation measure shall provide necessary protection in the event of unanticipated resources. Native American monitors or their representatives shall have the authority to request that work be temporarily stopped, diverted, or slowed within 100 feet of identified cultural resources. The Native American monitor or representative shall recommend appropriate treatment and final disposition of Tribal Cultural Resources.</p>	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> Throughout all ground-disturbing activities in those areas of the campus that have been previously undeveloped 	<ul style="list-style-type: none"> Project sponsor and construction contractors provide access for periodic Native American monitoring in those areas of the campus that have been previously undeveloped Work within 100 feet of identified cultural resources is stopped, diverted or slowed if requested by Native American monitors or their representatives and a management and/or treatment plan is prepared and implemented

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<i>Transportation and Circulation</i>				
Mitigation Measure 10a: Prior to issuance of a building permit for the Health and Human Services building, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Bell Road intersection to provide additional green time to the northbound and southbound through, southbound left-turn, and westbound through movements sufficient to improve operations to LOS D during the AM peak hour.	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to issuance of a building permit for the Health and Human Services building 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Bell Road intersection
Mitigation Measure 10b: Prior to issuance of the first building permits for implementation of the PCGC Master Plan Update, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Kemper Road/New Airport Road intersection to provide additional green time to the northbound and southbound through movements sufficient to improve operations to LOS D.	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to issuance of the building permits for a project under the PCGC Master Plan Update 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Kemper Road/New Airport Road intersection
Mitigation Measure 10c: Prior to issuance of a building permit for the Health and Human Services building, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Luther Road intersection to provide additional green time to the northbound and southbound through movements sufficient to improve operations to LOS C during the AM and PM peak hours.	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to issuance of a building permit for the Health and Human Services building 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Luther Road intersection
Mitigation Measure 10d: Prior to the approval of Improvement Plans for any individual project other than the Multifamily Residential project undertaken in implementation of the PCGC Master Plan Update, Placer County shall either require the project proponent (including the County for a County-sponsored project) to construct a third northbound lane on SR 49 from Bell Road to north of Education Street or to post a security for the improvements if at the time of Improvement Plan approval, the Auburn Creekside Center project is determined to be active and progressing with their frontage improvements.	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to Improvement Plan approval for any individual project other than the Multifamily Residential project within the PCGC Master Plan Update unless and 	<ul style="list-style-type: none"> • The third northbound lane on SR 49 between Bell Road and north of Education Street is fully funded and/or constructed

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
			until a third northbound lane on SR 49 between Bell Road and north of Education Street is fully funded or constructed	
<p>Mitigation Measure 10e: Prior to the approval of Improvement Plans or issuance of any grading or building permits, whichever comes first, the project applicant for each future construction project undertaken in implementation of the PCGC Master Plan Update shall prepare a Construction Traffic Management Plan (TMP) to the satisfaction of the Placer County Department of Public Works and Facilities and CDRA Engineering and/ Surveying Division.</p> <p>The Construction TMP shall include, but not be limited to, items such as:</p> <ul style="list-style-type: none"> • approved truck circulation routes/patterns; • monitoring for roadbed damage and timing for completing repairs; • preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas; • methods for partial (i.e., single lane)/complete street closures (e.g., timing, signage, location and duration restrictions), if necessary; • identification of detour routes for roadways subject to partial/complete street closures • criteria for use of flaggers and other traffic controls; • provide a point of contact for nearby residents to obtain construction information and have questions answered. 	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency; Engineering and Surveying; and Placer County Department of Public Works	<ul style="list-style-type: none"> • Construction Traffic Management Plan approved prior to Improvement Plan approval for each individual project • Construction Traffic Management Plan implemented during all construction of each individual project 	<ul style="list-style-type: none"> • The TMP is adopted and implemented

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>The Construction TMP should be developed such that the following performance standards are achieved throughout project construction.</p> <ol style="list-style-type: none"> 1. Construction traffic should be minimized during a.m. and p.m. peak periods in which the street traffic on Bell Road and SR 49 is at its highest. 2. Any construction-related partial/complete closures of Bell Road should occur during off-peak periods and be accompanied with appropriate construction signage including detour routing. 3. Detour routing should be limited to County-maintained collector and arterial roadways 4. Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety 				
<p>Mitigation Measure 10f: Prior to the realignment of 1st Street, Placer County shall work with Placer County Fire to identify appropriate and effective countermeasures that would allow emergency response vehicles to continue to travel through the PCGC campus and maintain adequate response times from the Fire Station 180. These countermeasures may include, but need not be limited to:</p> <ol style="list-style-type: none"> 1. Identifying alternate routes for emergency response vehicles through the PGCG campus towards Bell Road that provide equivalent access with minimal effect on travel time 2. Designing physical improvements at the proposed 1st Street / Bell Road intersection that would allow emergency vehicles to make a northbound left-turn from 1st Street while continuing to prohibit personal vehicles from making the same movement 3. Once the Blue Oaks Drive / Bell Road is signalized, as identified in the cumulative transportation improvements, allow emergency vehicles to preempt the signal so that emergency vehicles can safely access Bell Road, in combination with the design measures identified in #2 above. 	Placer County	Placer County Department of Facilities Management; Placer County Fire; Placer County Community Development Resource Agency Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to realignment of 1st Street 	<ul style="list-style-type: none"> • Placer County Fire response times to areas accessed by Bell Road will continue to meet the standards identified in Placer County General Plan policies 4.1.1 and 4.1.2

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Alternate routes shall be sufficient to accommodate emergency response vehicles. Some potential route options include:</p> <ul style="list-style-type: none"> • 1st Street to Professional Drive to Bell Road • 1st Street to A Avenue to County Center Drive to Bell Road • Atwood Road to Richardson Drive to Bell Road. <p>These routes provide similar travel times from Fire Station 180 to Bell Road northwest of the PCGC campus as well as Blue Oaks Drive north of the PCGC campus.</p>				
<p>Mitigation Measure 10g: Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County and applicants for private development within the PCGC Master Plan Update shall contribute a fair share amount towards widening the Richardson Drive/Bell Road intersection to provide a northbound right-turn pocket consistent with the Auburn/Bowman CIP..</p>	Placer County	Placer County Department of Public Works ; Placer County Community Development Resource Agency Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to issuance of building permits for each individual project 	<ul style="list-style-type: none"> • Fair share contribution is made
<p>Mitigation Measure 10h: Upon further project level review for any individual projects other than the Health and Human Services building and the Multifamily Residential project, the County shall require a traffic analysis to determine if the need to modify the County Center Drive/Bell Road intersection is warranted with the project. If it is determined to be warranted with development of the project, the County shall require either of the following modifications as a condition of approval:</p> <ol style="list-style-type: none"> 1. Provide a separate northbound left-turn lane and right-turn lane while modifying Bell Road to include a westbound receiving lane in the center two-way left-turn lane for northbound left-turn movements; or 2. Prohibit northbound left-turn movements from County Center Drive. 	Each project sponsor (Placer County or individual project applicant)	Placer County Community Development Resource Agency; Engineering and Surveying Division, and Placer County Department of Public Works	<ul style="list-style-type: none"> • At the time of project-level review, prior to approval of requested entitlements 	<ul style="list-style-type: none"> • Traffic analysis is prepared that evaluates the need to modify the County Center Drive/Bell Road intersection • If intersection modifications are warranted based on the traffic analysis results, improvements are constructed prior to issuance of a certificate of occupancy

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Mitigation Measure 10i: Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County and applicants for private development within the PCGC Master Plan Update shall contribute a fair share amount towards widening of the SR 49/Bell Road intersection, consistent with the Auburn/Bowman CIP, to accommodate a third southbound through lane, a third southbound receiving lane, and a northbound right-turn lane. This includes extending the existing third southbound lane that begins just south of Bell Road north to Bell Road.</p>	<p>Each project sponsor (Placer County or individual project applicant)</p>	<p>Placer County Department of Public Works Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to building permit issuance 	<ul style="list-style-type: none"> • Fair share contribution towards widening of the SR 49/Bell Road intersection to accommodate a third southbound through lane, a third southbound receiving lane, and a northbound right-turn lane.
<p>Mitigation Measure 10j: Placer County shall incorporate Transportation Demand Management strategies in the PCGC Master Plan Update, consistent with the Placer County Trip Reduction Ordinance. These may include alternative work schedules and telecommuting, vanpool/shuttle, ride share programs, and bike share programs.</p>	<p>Placer County</p>	<p>Placer County Department of Public Works</p>	<ul style="list-style-type: none"> • Transportation Demand Management strategies are implemented within the first year of occupation of the Health and Human Services building 	<ul style="list-style-type: none"> • Transportation Demand Management strategies are defined and implemented throughout the life of the project • Annual monitoring and reporting consistent with the Trip Reduction Ordinance.
<p>Mitigation Measure 10k: Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, the County and developers of individual projects within the PCGC Master Plan Update shall contribute a fair share amount to construction widening of the SR 49/Kemper Road/New Airport Road intersection at the time that building permits are issued, consistent with the Auburn/Bowman CIP.</p>	<p>Placer County</p>	<p>Placer County Department of Public Works ; Placer County Community Development Resource Agency; Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to issuance of building permits for each individual project 	<ul style="list-style-type: none"> • Fair share contribution towards widening of the SR 49/Kemper Road/New Airport Road intersection to provide a northbound right-turn pocket and an eastbound left-turn lane.

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Mitigation Measure 10l: Placer County shall implement signal timing optimization at the Bell Road/Quartz Drive intersection to provide additional green time to the eastbound through, westbound through, and southbound movements sufficient to improve operations to LOS D during the PM peak hour.	Placer County	Placer County Department of Public Works ; Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • PM peak hour LOS is evaluated prior to approval of improvement plans • Signal optimization is completed when the PM peak hour LOS exceeds D 	<ul style="list-style-type: none"> • Placer County completes signal timing optimization for the Bell Road/Quartz Drive intersection
Mitigation Measure 10m: Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County and applicants for private development within the PCGC Master Plan Update shall contribute a fair share amount towards improvements at the Bell Road/New Airport Drive intersection, consistent with the Auburn/Bowman CIP, to reconfigure the southbound approach lane to the Bell Road/New Airport Drive intersection to provide one left-turn lane and one shared through/right-turn lane and optimize the existing signal operations to efficiently allocate green time among different movements sufficient to reduce the average control delay to less than cumulative no project conditions.	Each project sponsor (Placer County or individual project applicant)	Placer County Department of Public Works; Placer County Community Development Resource Agency; Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to building permit issuance 	<ul style="list-style-type: none"> • Fair share contribution towards reconfiguring the southbound approach lane to the Bell Road/New Airport Drive intersection is made
Mitigation Measure 10n: Placer County shall coordinate with Caltrans to optimize the signal timing at the SR 49/Luther Road intersection to provide additional green time to the northbound and southbound through, southbound left-turn, and westbound right-turn movements sufficient to improve operations to LOS C during the AM peak hour and LOS D during the PM peak hour.	Placer County	Placer County Department of Public Works	<ul style="list-style-type: none"> • At least once every two years 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Luther Road intersection
Mitigation Measure 10o: Placer County shall coordinate with Caltrans to explore options to optimize the signal timings at the SR 49/Kemper Road/New Airport Road intersection to provide additional green time to the northbound left-turn and southbound through movements sufficient to restore delay to cumulative no project conditions.	Placer County	Placer County Department of Public Works	<ul style="list-style-type: none"> • At least once every two years 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Kemper Road/New Airport Road intersection

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<p>Mitigation Measure 10p: Placer County shall coordinate with Caltrans to explore options to optimize the signal operations at the SR 49/Atwood Road intersection to provide additional green time to the northbound through movement sufficient to restore delay to cumulative no project conditions.</p>	Placer County	Placer County Department of Public Works	<ul style="list-style-type: none"> • At least once every two years 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Atwood Road intersection
<i>Noise</i>				
<p>Mitigation Measure 11a: Prior to approval of Improvement Plans or issuance of grading permits for any project construction that would occur within 200 feet of on-site or off-site sensitive receptors, the County or project applicant shall prepare construction noise modeling that documents the existing Community Noise Environment Level at the sensitive receptor locations, provides a construction schedule and anticipated equipment usage, and calculates construction noise levels at the property line adjacent to the nearest sensitive receptors. Where construction noise would exceed the existing Community Noise Environment Level by 5 dBA or more, the construction noise modeling shall recommend specific noise attenuation measures to be implemented during construction sufficient to reduce noise exposure to sensitive receptors to a maximum of 5 dBA above the existing Community Noise Environment Level. Noise attenuation measures may include:</p> <ol style="list-style-type: none"> 1. Stipulating that construction activities shall comply with the Placer County Noise Ordinance. 2. Locating fixed construction equipment, such as compressors and generators, as far away from sensitive receptors as is feasible. 3. Using appropriate shielding and muffling for impact tools and the intake and exhaust ports of powered construction equipment 4. Appointing a disturbance coordinator for the project site who would receive any public noise-related complaints about construction equipment and practices. The disturbance 	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of grading permits • Compliance with performance standards must be achieved throughout all construction activities, which may be verified by County site inspections 	<ul style="list-style-type: none"> • Construction activities are limited to the identified days and times

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<p>coordinator shall be responsible for determining the cause of the complaint(s) and the implementation of any feasible measures to alleviate the complaint(s). The disturbance coordinator's contact information shall be posted throughout the site and adjacent public spaces.</p> <p>5. Placing or constructing temporary or permanent noise barriers between the construction site and the sensitive receptors.</p>				
<p>Note: Mitigation Measure 11b does not apply to the Master Plan Update; it is shown in the Multifamily Residential project portion of this MMRP</p>				
Air Quality				
<p>Mitigation Measure 12a: The County and future project applicants for individual projects shall incorporate the following measures to reduce emissions associated with vehicle trip generation and area sources from the proposed project:</p> <ol style="list-style-type: none"> Include exterior outlets on all nonresidential and residential buildings to allow the use of electrically-powered landscape equipment. Provide secure bicycle racks and/or storage within nonresidential and residential building entrances. Provide preferential parking for carpool, shared, electric, and hydrogen vehicles. Include pedestrian-friendly paths and cross walks in all parking lots. Install two 110/208 volt power outlets for every two loading docks. 	<p>Each project sponsor (Placer County or individual project applicant)</p>	<p>Placer County Community Development Resource Agency; Planning Services Division and Placer County Air Pollution Control District</p>	<ul style="list-style-type: none"> Required features are shown on building plans prior to Improvement Plan approval Required features are constructed and/or installed prior to issuance of certificates of occupancy 	<ul style="list-style-type: none"> Emission reduction features are constructed and/or installed
<p>Mitigation Measure 12b: The County and future project applicants for individual projects shall implement one of the following off-site mitigation measures prior to issuance of occupancy building permit for each building constructed on-site:</p> <ol style="list-style-type: none"> Establish mitigation off-site within the portion of Placer County that is within the SVAB by participating in an off-site mitigation program, coordinated through PCAPCD. Examples include, but are not limited to retrofitting, repowering, or replacing 	<p>Each project sponsor (Placer County or individual project applicant)</p>	<p>Placer County Air Pollution Control District</p>	<ul style="list-style-type: none"> Prior to issuance of building permits 	<ul style="list-style-type: none"> Off-site air pollutant emission reduction programs are funded commensurate with the amount of project operation NOX emissions that exceed 55 lbs/day

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<p>heavy duty engines from mobile sources (e.g., busses, construction equipment, on-road haulers); or other programs that the project proponent may propose to reduce emissions.</p> <p>2. Participate in PCAPCD's Off-site Mitigation Program by paying the equivalent amount of fees for the project's contribution of NO_x that exceeds the operational threshold of 55 lbs/day. The applicable fee rates changes over time. At the time of writing this EIR, the fee rate is \$18,260 per ton emitted during the ozone season. The actual amount to be paid shall be determined, and satisfied per current CARB guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).</p>				
Geology and Soils				
<p>Mitigation Measure 14a: For each individual construction project within the PCGC Master Plan Update planning area, the County or private project applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the County 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, if applicable, with the first Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost 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 applicant's responsibility to obtain all required agency</p>	<p>Each project sponsor (Placer County or individual project applicant)</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Improvement Plans meet the requirements of the LDM

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<p>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 County in both hard copy and electronic versions in a format to be approved by the County prior to acceptance by the County of site improvements.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the County.</p>				
<p>Mitigation Measure 14b: 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) 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 County concurs with said recommendation.</p> <p>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. The applicant shall provide erosion control where roadside drainage is off of the pavement, to the satisfaction of the County.</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Cut slopes are at a maximum slope of 2:1 unless otherwise approved • All disturbed areas are revegetated • Winterization is completed and all erosion control measures are maintained over winter • Letter of credit or cash deposit is submitted

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<p>The applicant shall submit to County a letter of credit or cash deposit in the amount of 110% 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. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>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 for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p>				

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<p>Mitigation Measure 14c: The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) 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 County.</p> <p>Construction (temporary) BMPs for the proposed project shall include, but are not limited to: hydroseeding, straw mulch, velocity dissipation devices, silt fencing, fiber rolls, storm drain inlet protection, wind erosion control, and stabilized construction entrances.</p>	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval, County to confirm BMPs are correctly shown on the Improvement Plans • Prior to acceptance of subdivision improvements and/or issuance of certificates of occupancy, County to verify BMPs were constructed correctly 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans and are consistent with the stormwater management requirements in the PCGC Master Plan Update • Site-specific water quality treatment facilities/BMPs are installed during construction
<p>Mitigation Measure 14d: Prior to construction commencing, the applicant shall provide evidence to the County of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.</p>	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC	<ul style="list-style-type: none"> • Prior to commencement of construction for each individual project 	<ul style="list-style-type: none"> • Project applicant submits evidence of a WDID number issued for the project
<p>Mitigation Measure 14e: The Improvement Plan(s) 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>	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Locations of vehicle and material storage are identified on improvement plans • Vehicle and material storage is located as far as possible from existing dwellings and protected resources

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<p>Mitigation Measure 14f: The Improvement Plan submittal for each individual construction project within the PCGC Master Plan Update, shall include a final geotechnical engineering report produced by the project proponent’s qualified California Registered Civil or Geotechnical Engineer for County review and approval. The report shall address and make recommendations on the following: 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.); Slope stability. The investigation shall include collection and analysis of soil samples to identify the presence of any expansive soils or other soil instability. Where such instabilities are observed to be present, the geotechnical investigation shall provide site-specific recommendations for grading and site construction to ensure that adequate soil stability is provided post-construction.</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • A final geotechnical engineering report is submitted and all recommendations of the report are implemented • Final site-inspection completed to verify construction was completed as approved
<i>Hydrology and Water Quality</i>				
<p>Mitigation Measure 15a: This project area 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)) (NPDES Phase II MS4 Permit). Project-related storm water discharges are subject to all applicable requirements of said permit.</p> <p>Each 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.</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • Permanent and operational source control measures are identified on Improvement Plans • Permanent and operational source control measures are consistent with the identified guidance documents • Permanent and operational source control measures are installed during construction

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<p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.</p> <p>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.</p>				<ul style="list-style-type: none"> • Routine maintenance of permanent and operational source control measures is completed is completed by Placer County and land lease holders
<p>Mitigation Measure 15b: As part of the Improvement Plan submittal process, each project applicant shall provide a final Drainage Report for County review and approval. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The</p>	Each project sponsor (Placer County or individual project applicant)	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • The Final Drainage Report is prepared in conformance with the LDM and Placer County Storm Water Management Manual

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report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. Each final Drainage Report shall be prepared 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 improvement plan submittal.				
Mitigation Measure 15c: Prior to construction commencing, each project applicant for projects disturbing more than 1 acre shall be required to provide evidence to the County of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the RWQCB approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.	Each project sponsor for projects disturbing more than 1 acre of land (Placer County or individual project applicant) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 14d above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 14d above
<p>Mitigation Measure 15d: The Improvement Plans for each project shall show water quality treatment facilities/BMPs designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and for Industrial and Commercial.</p> <p>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 County. BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p>	Each project sponsor (Placer County or individual project applicant)	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> As identified for Mitigation Measure 14c above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 14c above

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<p>All permanent BMPs shall be maintained as required to ensure effectiveness. The project 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 the County upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the County upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan 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.</p>				
<p>Note: <i>Mitigation Measure 15e does not apply to the Master Plan Update; it is shown in the Health and Human Services portion of this MMRP</i></p>				
<p>Mitigation Measure 15f: The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the County and shall be shown on the Improvement Plans. Maintenance of detention/retention facilities by the property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p>	<p>Each project sponsor (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans • Site-specific water quality treatment facilities/BMPs include the specific facilities and BMPs identified and are consistent with the identified guidance documents • Site-specific water quality treatment facilities/BMPs are

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, and others for entrapment of sediment, debris, and oils/greases, or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County's Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include vegetated swales (TC-30), detention basins (TC-22), and water quality inlets (TC-50). No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to insure effectiveness. The project applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. 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 Placer County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to Placer County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>				<p>installed during construction</p> <ul style="list-style-type: none"> • Routine maintenance of site-specific water quality treatment facilities/BMPs is completed by Placer County and land lease holders
<i>Hazards and Hazardous Materials</i>				
<p>Mitigation Measures 16a: Placer County and any future applicant for permits to demolish or renovate buildings within the PCGC campus shall prepare an Asbestos and Lead Abatement Program in accordance with the U.S. EPA's National Emission Standard for Hazardous Air Pollutants (Asbestos NESHAP) (Title 40 Code of Federal Regulations, Subpart M § 61.145). The Asbestos and Lead Abatement Program shall include the following requirements:</p>	<p>Each project sponsor for projects that demolish or renovate existing buildings (Placer County or individual project applicant)</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Prior to issuance of a demolition permit • Prior to issuance of any building permit authorizing renovations to existing buildings 	<ul style="list-style-type: none"> • Asbestos and lead inspections are conducted prior to demolition or renovation • Where asbestos and/or lead is present, an Asbestos and Lead

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<p>a. Prior to beginning renovation or demolition, a thorough asbestos inspection must be conducted by a California Division of Occupational Safety and Health (CAL OSHA) Certified Asbestos Consultant or a Site Surveillance Technician.</p> <p>b. Owners or operators must submit written notification to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to beginning renovation or demolition activity.</p> <p>1. <u>For demolition projects</u>: Written notification is required for all demolition projects, even if no asbestos is identified in the inspection. State law prohibits local agencies from issuing demolition permits unless the applicant has demonstrated exemption or compliance with the notification requirements of the Asbestos NESHAP (CA Health and Safety Code § 19827.5).</p> <p>2. <u>For renovation projects</u>: Written notification is required if the amount of asbestos-containing material that will be disturbed during the renovation exceeds 260 linear feet of material or pipe, 160 square feet of material or other facility components, or 35 cubic feet of “off facility components” where the length or area could not be measured prior to disturbance.</p> <p>c. Any regulated asbestos-containing material must be removed by a CAL OSHA licensed and registered asbestos abatement contractor and disposed of at a landfill approved to receive asbestos-containing waste material.</p>	and construction contractors			<p>Abatement Program is prepared by the project sponsor and approved by Placer County</p> <ul style="list-style-type: none"> • Written notification is provided to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to beginning any demolition activity • Written notification is provided to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to renovation when required
<p>Mitigation Measure 16b: For each individual construction project undertaken as part of implementation of the PCGC Master Plan Update, the construction manager shall prepare a Site Mitigation Work Plan that includes the following requirements and best management practices (BMPs) to be implemented during all site preparation and construction activities:</p> <p>a. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that</p>	Each project sponsor (Placer County or individual project applicant) and construction contractors	Placer County Department of Environmental Health	<ul style="list-style-type: none"> • Site Mitigation Work Plan is approved prior to issuance of grading and/or building permits • Routine inspections are conducted throughout construction 	<ul style="list-style-type: none"> • Approved Site Mitigation Work Plan is implemented throughout construction

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<p>are located away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms.</p> <p>b. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings.</p> <p>c. Instruct all construction crew members to immediately notify a construction foreperson of any spills of hazardous materials, and the foreperson must take steps to contain the spilled materials.</p> <p>d. Whenever possible, wash out concrete trucks off site in designated areas. When the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets.</p> <p>e. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility.</p> <p>f. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Apply all fertilizers, herbicides, and pesticides following the methods and amounts recommended by the manufacturer. Do not mix hazardous waste with other waste produced on site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.</p>				

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<p>g. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.</p> <p>h. Any releases of hazardous materials must be immediately reported to the Placer County Environmental Compliance Division of Placer County's Environmental Management Department and remediated in accordance with Placer County's requirements. This may include excavating and disposing of contaminated soil. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials, which would also limit the potential impacts from a release of these materials.</p>				
<p>Mitigation Measures 16c: Each applicant for a demolition permit, grading permit, and/or building permit that includes an existing or prior LUFT shall retain a qualified professional to prepare a Phase II Environmental Site Assessment to evaluate the subsurface soil conditions at the project site. This shall include collection and analysis of soil and soil vapor. Where contaminated soil is observed, the project applicant shall implement the soil remediation actions recommended in the Phase II Environmental Site Assessment. These actions are expected to include excavation and proper disposal of any soil that contains contaminants at concentrations over the human health screening levels applicable to the proposed land use for the site.</p>	<p>Each project sponsor for project sites that include an existing or prior LUFT (Placer County or individual project applicant) and construction contractors</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans • During construction 	<ul style="list-style-type: none"> • Phase II Environmental Site Assessment is prepared • Any soil remediation actions recommend in the Phase II Environmental Site Assessment are implemented
<p>Mitigation Measure 16d: Prior to issuance of a grading permit or approval of Improvement Plans for construction of the Multifamily Residential project or any of the mixed use projects adjacent to the segment of the Ophir canal south of Willow Creek Drive, Placer County or the private applicant for development shall retain a qualified professional to conduct sampling of shallow soil and/or sediment within the canal and to complete laboratory analysis of the sampled materials to determine whether mercury is present in the soil and/or sediment at levels that would present a potential health hazard and to undertake remediation or stabilization</p>	<p>Each project sponsor for projects adjacent to Ophir Canal (Placer County or individual project applicant)</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans • During construction 	<ul style="list-style-type: none"> • Soil sampling within Ophir Canal and laboratory analysis is completed • Remediation or stabilization measures are implemented to ensure that construction workers and the future onsite population is not

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
measures to ensure that construction workers and the future onsite population is not exposed to mercury at levels that exceed the applicable human health screening levels.				exposed to mercury at levels that exceed the applicable human health screening levels
Mitigation Measures 16e: Prior to issuance of a permit for demolition of buildings 107, 108, and/or 109, Placer County shall retain a qualified professional to inspect the three transformers within the project site and the soil surrounding them to identify any transformer leakage or soil staining. Where leakage or soil staining is observed, additional soil sampling and laboratory analysis shall be completed to identify the concentrations of PCBs. Any soil that contains PCBs at concentrations over applicable human health screening levels shall be excavated, removed from the PCGC campus, and disposed of in accordance with applicable regulations.	Placer County	Placer County Department of Environmental Health	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans • During construction 	<ul style="list-style-type: none"> • Inspection of the three transformers and surrounding soil is completed • Soil sampling and laboratory analysis is completed where any leakage or soil staining is observed • Soil that contains PCBs at concentrations over applicable human health screening levels is excavated and disposed of
<i>Utilities and Service Systems</i>				
Mitigation Measure 18a: The County shall develop and implement an off-site mitigation program that will replace and/or rehabilitate sewer infrastructure in order to reduce inflow and infiltration in areas tributary to the DeWitt trunk line within Sewer Maintenance District No. 1. The off-site mitigation program will create capacity within the existing system equivalent to the project's peak wet weather flows. The off-site mitigation program shall consist of upsizing of the DeWitt Trunk line as identified in Table 5-2 of the North Auburn DeWitt Trunk Sewer Capacity Evaluation Report. The off-site mitigation program shall be coordinated, reviewed, and approved by the Department of Public Works, Environmental Engineering Division prior to or concurrent with the Improvement Plan approval for the Health and Human Services building. The on-	Placer County	Placer County Department of Public Works, Environmental Engineering Division	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans for the Health and Human Services building • Prior to issuance of certificate of occupancy for the Health and Human Services building 	<ul style="list-style-type: none"> • Improvements to the DeWitt Trunk line sufficient to create capacity within the existing system equivalent to the project's peak wet weather flows are identified prior to approval of Improvement Plans • Construction of the identified improvements

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
site development project sewer improvements shall not be accepted as complete by the County until the County accepts the off-site sewer mitigation program improvements, which may be constructed by others, as complete.				is complete prior to issuance of certificate of occupancy

HEALTH AND HUMAN SERVICES BUILDING MITIGATION MONITORING AND REPORTING PROGRAM

This section of the MMRP lists the mitigation measures applicable to the Health and Human Services building.

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<i>Biological Resources</i>				
Mitigation Measure 7a: All construction workers involved in vegetation removal, clearing, and earthmoving activities shall receive worker environmental awareness program training conducted by a qualified biologist. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to be familiar with special-status species potentially present in the project area and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site that will be fenced prior to construction (as discussed in Mitigation Measure 7h), other than where impacts have been authorized, and to prevent spills, and shall be given contact information for the qualified biologist. A handout will be prepared that includes information on sensitive biological resources occurring or potentially occurring on the site, as well as contact information for the project biologist.	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Training conducted prior to any vegetation removal, clearing, or grading • No more than 72 hours following completion of the worker environmental awareness training, the project applicant/contractor shall submit training attendance logs to the County 	<ul style="list-style-type: none"> • Training presented by qualified biologist • Training materials are reviewed and approved by Placer County prior to training • Project applicant/contractor provides the County with a schedule for worker environmental awareness training. • Attendance logs are submitted to Placer County

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Mitigation Measure 7b: Should construction begin during the bird breeding season (February 1 through August 31), a pre-construction nesting bird survey shall be performed no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist in consultation with CDFW, if warranted, based on species, location, and planned construction activity. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. Project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • No sooner than 14 days prior to any groundbreaking activities or tree removal that occurs between February 1 and August 31 	<ul style="list-style-type: none"> • Preconstruction surveys are conducted when construction activities begin anytime between February 1 and August 31 of each year • No-disturbance buffer zones around active nests are determined by a qualified biologist in consultation with CDFW • No-disturbance buffer zones are maintained until the subject nests are no longer active, as determined by a qualified biologist
<p>Mitigation Measure 7c: No sooner than 30 days prior to building demolition, a pre-construction roosting bat survey shall be performed by a qualified biologist (i.e., a biologist with several years' experience performing roosting bat surveys, capable of identifying signs of roosting such as urine stains and guano piles) to determine if roosting bats or maternity colonies exist in any of the structures within the project area. If any active roosts are observed, consultation with the California Department of Fish and Wildlife (CDFW) shall be sought to potentially develop an exclusion plan under the direction of CDFW. If maternity roosts are observed, demolition shall be postponed until the maternity colonies have dispersed, usually between late August and the end of September. Project activities shall be confined to daylight hours to prevent impacts to foraging bats.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • Surveys are completed no sooner than 30 days prior to demolition or tree removal for each construction phase • Where an exclusion plan is needed, the plan is implemented prior to demolition and/or tree removal 	<ul style="list-style-type: none"> • Pre-disturbance surveys are completed • Consultation with CDFW is completed and an exclusion plan is implemented if roosting bats and/or maternity colonies are identified in areas subject to tree removal and/or demolition

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
			<ul style="list-style-type: none"> Throughout all construction phases, construction activities are limited to daylight hours 	<ul style="list-style-type: none"> Construction activities are limited to daylight hours
<p>Mitigation Measure 7d: Prior to issuance of a grading permit or approval of Improvement Plans for any activities within seasonal wetlands 02, 03, 04, or 05, a protocol-level vernal pool branchiopod survey shall be performed by a qualified biologist (i.e., a biologist with several years' experience performing vernal pool surveys, capable of identifying signs of vernal pool fairy shrimp and/or vernal pool tadpole shrimp activity) to determine if vernal pool fairy shrimp and/or vernal pool tadpole shrimp are present on the project site. Alternatively, presence can be assumed. Where vernal pool fairy shrimp and/or vernal pool tadpole shrimp presence is identified or assumed, compensation for the loss of habitat for these species shall be provided at a ratio of 3 acres for every 1 acre affected (3:1). This ratio shall include creation of 1 acre of vernal pool habitat for every 1 acre impacts (1:1), and preservation of 2 acres of vernal pools for every 1 acre impacted (2:1), as described in the U.S. Fish and Wildlife Service (USFWS) programmatic biological opinion issued to the U.S. Army Corps of Engineers for small impacts to listed branchiopods (USFWS 1996). Mitigation for impacts to listed branchiopods shall be implemented according to one of the following three options, to be determined and completed prior to impact: participation in a USFWS approved mitigation bank, off-site mitigation at a non-bank location approved by USFWS and subject to preservation in perpetuity such as through a conservation easement, or contribution to the USFWS Species Fund. In the event that protocol-level surveys demonstrate the absence of listed vernal pool branchiopods, mitigation shall not be required.</p>	Placer County Department of Public Works, Facility Services Division (project sponsor)	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> Prior to Improvement Plan approval or issuance of grading permits for activities within seasonal wetlands 02, 03, 04, or 05. 	<ul style="list-style-type: none"> Protocol-level branchiopod survey is completed or presence is assumed If vernal pool fairy shrimp and/or vernal pool tadpole shrimp are identified or assumed present, project sponsor provides evidence of payment for compensatory mitigation

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 7g: A Clean Water Act Section 404 permit and Section 401 Water Quality Certification shall be acquired prior to issuance of a grading permit or approval of improvement plans for any proposed activities that will result in fill or discharges within jurisdictional wetlands.</p> <p>To compensate for the loss of jurisdictional wetlands or waters of the U.S. that are not exempt from mitigation under the Clean Water Act, the County of Placer (County) or individual project applicant shall (1) restore and/or create wetlands on site; (2) create wetlands at an off-site location acceptable to the resource agencies; (3) purchase compensatory mitigation credits at an agency-approved mitigation bank; or (4) a combination of 1, 2, or 3. The County or individual project applicant shall develop the mitigation approach in conjunction with the resource agencies during the permitting process. The mitigation requirements shall be in compliance with federal and state Clean Water Act laws, and the Placer County General Plan “no net loss” of wetlands policy (Policy 6.B.1). The final mitigation ratios, design, and implementation shall comply with the terms and conditions of the Section 404 permit issued by the Sacramento District U.S. Army Corps of Engineers and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley Regional Water Quality Control Board.</p>	Placer County Department of Public Works, Facility Services Division (project sponsor)	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval or issuance of grading permits for any project that affects jurisdictional wetlands 	<ul style="list-style-type: none"> • The project sponsor shall provide evidence of compliance with mitigation requirements specified in the Section 404 permit, as approved by the Corps
<p>Mitigation Measure 7h: Installation of silt fencing shall be required for any construction activity that occurs within 100 feet of a seasonal wetland or detention basin, other than where direct impacts have been authorized through permits obtained from the U.S. Army Corps of Engineers. Grading and improvement plans for construction of each individual project shall indicate the jurisdictional boundaries of any wetland or waters of the U.S. feature, and shall delineate all construction activity areas for the individual project. Silt fencing shall be installed at least 25 feet from the boundary of any wetland that is not approved for direct impacts. All equipment and vehicles shall be staged outside of waterways. Spill kits shall be available on site to crews working within the construction area, and any spills shall be cleaned up immediately. Silt fencing or fiber rolls (i.e., straw wattles) shall be installed on slopes adjacent to areas where trenching could cause</p>	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency; Planning Services Division; Placer County Community Development Resource Agency; Engineering and Surveying Division	<ul style="list-style-type: none"> • Silt fencing locations and specifications to be included on grading and improvement plans prior to their approval. • Silt fencing to be installed and inspected by the County prior to commencement of construction 	<ul style="list-style-type: none"> • Boundaries of wetlands and detention basins are shown on grading and improvement plans • Silt fencing is installed at least 25 feet from the boundary of any wetlands within 100 feet of construction activities where direct impacts have not been authorized

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
erosion into nearby waterways, or where construction occurs within 25 feet of wetlands or waters of the U.S. The County of Placer shall inspect the silt fence and/or fiber rolls prior to commencement of construction activities for each individual project.				<ul style="list-style-type: none"> Silt fencing is maintained throughout construction activities within 100 feet of protected wetlands
Cultural Resources				
<p>Mitigation Measure 8b: Tribal Cultural Resource Awareness Training: Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific Tribal Cultural Resource (TCR) awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally-affiliated Native American Tribes. The training will emphasize the requirement for confidentiality and culturally-appropriate, respectful treatment of any find of significance to culturally-affiliated Native Americans Tribes.</p> <p>As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:</p> <ul style="list-style-type: none"> Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.) Regulations governing archaeological resources and tribal cultural resources Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources Steps to take if a worker encounters a possible resource <p>The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological resources or TCRs</p>	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> Training is completed prior to initiation of construction 	<ul style="list-style-type: none"> Training is presented by qualified cultural resource specialists Prior to issuance of grading or building permits, the project applicant/contractor shall submit training materials to the County for review Prior to issuance of grading or building permits, the project applicant/contractor shall provide the County with a schedule for Tribal Cultural Resource Awareness Training for all construction workers No more than 72 hours following completion of the Tribal Cultural Resource Awareness Training, the project

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
are identified. The training shall also direct work to stop, and contact with the County Coroner and the Native American Heritage Commission (NAHC) to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.				applicant/contractor shall submit training attendance logs to the County
Mitigation Measure 8c: Inadvertent Discoveries: If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Department of Public Works and Facilities, the Department of Museums, and Native American representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate. In the event that the resource is found to be ineligible for inclusion in the California Register of Historical Resources, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant who will work with the project proponent to define appropriate treatment and disposition of the burial(s). Following a	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> • Throughout all construction activities 	<ul style="list-style-type: none"> • Construction contracts include notes regarding Inadvertent Discovery protocols • All work within 100 feet of any potential Native American resource discovery is halted • Any potential Native American resource discovery is investigated by a qualified archeologist and a treatment plan is developed and implemented

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Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Department of Public Works and Facilities following coordination with tribal representatives and cultural resource experts, if necessary and as appropriate.				
<p>Mitigation Measure 8d: Post-Ground Disturbance Site Visit: The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas. If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:</p> <p>Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Department of Public Works and Facilities and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.</p> <p>A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.</p>	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> • Sponsor and/or contractor notifies County a minimum of seven days prior to initiation of ground disturbance. • Access for tribal representatives is allowed during the first five days of ground-breaking activity 	<ul style="list-style-type: none"> • Notification of the start of ground disturbance is provided • Tribal representatives are allowed access during the first five days • Any finds are investigated by a qualified archaeologist and tribal representative • A written report that includes management recommendations is submitted for any significant finds • A site meeting of construction personnel is held if any significant finds are identified

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).</p> <p>The contractor shall implement any measures deemed by CEQA lead agency staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.</p>				
<p>Mitigation Measure 8e: Native American Monitors: To facilitate identification of potential archaeological resources and/or Tribal Cultural Resources (TCRs) at the earliest possible time during project-related earth-disturbing activities, the project proponent and/or their construction contractor(s) shall accommodate periodic monitoring by one Native American Monitor from the culturally-affiliated Native American Tribe in those areas of the campus that have been previously undeveloped. Monitoring will occur on the construction site periodically (as often as weekly) for spot checks of construction activities. Much of the Placer County Government Center campus has been subjected to heavy disturbance including subsurface disturbance; therefore, this spot-check monitoring shall be limited to those areas of the site that have been previously undeveloped. The monitoring shall occur only during ground-disturbing activities including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities such as grading or excavation. The Native American monitor shall make these periodic spot checks as deemed necessary to minimize the potential for destruction of or damage to previously undiscovered resources, and to ensure respectful treatment and disposition of unearthened/displaced resources. If initial monitoring efforts suggest that resources are unlikely to be identified on a given site, Native American monitoring shall be suspended, following agreement by the UAIC and the County, and the Inadvertent Discoveries mitigation measure shall provide necessary protection in the event of unanticipated</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors</p>	<p>Placer County Community Development Resource Agency; Planning Services Division</p>	<ul style="list-style-type: none"> Throughout all ground-disturbing activities in those areas of the project site that have been previously undeveloped 	<ul style="list-style-type: none"> Project sponsor and construction contractors provide access for periodic Native American monitoring in those areas of the campus that have been previously undeveloped Work within 100 feet of identified cultural resources is stopped, diverted or slowed if requested by Native American monitors or their representatives and a management and/or treatment plan is prepared and implemented

MITIGATION MONITORING AND REPORTING PROGRAM

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
resources. Native American monitors or their representatives shall have the authority to request that work be temporarily stopped, diverted, or slowed within 100 feet of identified cultural resources. The Native American monitor or representative shall recommend appropriate treatment and final disposition of Tribal Cultural Resources.				
<i>Transportation and Circulation</i>				
Mitigation Measure 10a: Prior to issuance of a building permit for the Health and Human Services building, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Bell Road intersection to provide additional green time to the northbound and southbound through, southbound left-turn, and westbound through movements sufficient to improve operations to LOS D during the AM peak hour.	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to issuance of a building permit for the Health and Human Services building 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Bell Road intersection
Mitigation Measure 10b: Prior to issuance of the first building permits for implementation of the PCGC Master Plan Update, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Kemper Road/New Airport Road intersection to provide additional green time to the northbound and southbound through movements sufficient to improve operations to LOS D.	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to issuance of a building permits for the Health and Human Services building 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Kemper Road/New Airport Road intersection
Mitigation Measure 10c: Prior to issuance of a building permit for the Health and Human Services building, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Luther Road intersection to provide additional green time to the northbound and southbound through movements sufficient to improve operations to LOS C during the AM and PM peak hours.	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to issuance of a building permit for the Health and Human Services building 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Luther Road intersection

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Mitigation Measure 10d: Prior to the approval of Improvement Plans for any individual project other than the Multifamily Residential project undertaken in implementation of the PCGC Master Plan Update, Placer County shall either require the project proponent (including the County for a County-sponsored project) to construct a third northbound lane on SR 49 from Bell Road to north of Education Street or to post a security for the improvements if at the time of Improvement Plan approval, the Auburn Creekside Center project is determined to be active and progressing with their frontage improvements.</p>	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to Improvement Plan approval for the Health and Human Services building unless and until a third northbound lane on SR 49 between Bell Road and north of Education Street is fully funded or constructed 	<ul style="list-style-type: none"> • The third northbound lane on SR 49 between Bell Road and north of Education Street is fully funded and/or constructed
<p>Mitigation Measure 10e: Prior to the approval of Improvement Plans or issuance of any grading or building permits, whichever comes first, the project applicant for each future construction project undertaken in implementation of the PCGC Master Plan Update shall prepare a Construction Traffic Management Plan (TMP) to the satisfaction of the Placer County Department of Public Works and Facilities and CDRA Engineering and/ Surveying Division.</p> <p>The Construction TMP shall include, but not be limited to, items such as:</p> <ul style="list-style-type: none"> • approved truck circulation routes/patterns; • monitoring for roadbed damage and timing for completing repairs; • preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas; • methods for partial (i.e., single lane)/complete street closures (e.g., timing, signage, location and duration restrictions), if necessary; • identification of detour routes for roadways subject to partial/complete street closures • criteria for use of flaggers and other traffic controls; • provide a point of contact for nearby residents to obtain construction information and have questions answered. 	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency; Engineering and Surveying; and Placer County Department of Public Works	<ul style="list-style-type: none"> • Construction Traffic Management Plan approved prior to Improvement Plan approval • Construction Traffic Management Plan implemented during all construction 	<ul style="list-style-type: none"> • The TMP is adopted and implemented

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>The Construction TMP should be developed such that the following performance standards are achieved throughout project construction.</p> <ol style="list-style-type: none"> 1. Construction traffic should be minimized during a.m. and p.m. peak periods in which the street traffic on Bell Road and SR 49 is at its highest. 2. Any construction-related partial/complete closures of Bell Road should occur during off-peak periods and be accompanied with appropriate construction signage including detour routing. 3. Detour routing should be limited to County-maintained collector and arterial roadways 4. Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety 				
<p>Mitigation Measure 10g: Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County and applicants for private development within the PCGC Master Plan Update shall contribute a fair share amount towards widening the Richardson Drive/Bell Road intersection to provide a northbound right-turn pocket consistent with the Auburn/Bowman CIP.</p>	Placer County	Placer County Department of Public Works and Facilities; Placer County Community Development Resource Agency; Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to issuance of a building permit for the Health and Human Services building 	<ul style="list-style-type: none"> • Fair share contribution is made
<p>Mitigation Measure 10i: Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County and applicants for private development within the PCGC Master Plan Update shall contribute a fair share amount towards widening of the SR 49/Bell Road intersection, consistent with the Auburn/Bowman CIP, to accommodate a third southbound through lane, a third southbound receiving lane, and a northbound right-turn lane. This includes extending the existing third southbound lane that begins just south of Bell Road north to Bell Road.</p>	Placer County Department of Public Works, Facility Services Division (project sponsor)	Placer County Department of Public Works; Placer County Community Development Resource Agency; Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to building permit issuance 	<ul style="list-style-type: none"> • Fair share contribution towards widening of the SR 49/Bell Road intersection to accommodate a third southbound through lane, a third southbound receiving lane, and a northbound right-turn lane.

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Mitigation Measure 10j: Placer County shall incorporate Transportation Demand Management strategies as consistent with the Placer County Trip Reduction Ordinance. These may include alternative work schedules and telecommuting, vanpool/shuttle, ride share programs, and bike share programs. The County shall monitor the average vehicle ridership for County staff within the PCGC. In years where the average vehicle ridership is less than 1.4 passengers per vehicle, the County shall prepare an annual report and strategy statement to support implementation of additional Transportation Demand Management strategies.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor)</p>	<p>Placer County Department of Public Works</p>	<ul style="list-style-type: none"> • Transportation Demand Management strategies are implemented within the first year of occupation of the Health and Human Services building 	<ul style="list-style-type: none"> • Transportation Demand Management strategies are defined and implemented throughout the life of the project • Annual monitoring and reporting consistent with the Trip Reduction Ordinance.
<p>Mitigation Measure 10i: Placer County shall implement signal timing optimization at the Bell Road/Quartz Drive intersection to provide additional green time to the eastbound through, westbound through, and southbound movements sufficient to improve operations to LOS D during the PM peak hour.</p>	<p>Placer County</p>	<p>Placer County Department of Public Works; Placer County Community Development Resource Agency</p>	<ul style="list-style-type: none"> • PM peak hour LOS is evaluated prior to approval of improvement plans • Signal optimization is completed when the PM peak hour LOS exceeds D 	<ul style="list-style-type: none"> • Placer County completes signal timing optimization for the Bell Road/Quartz Drive intersection
<p>Mitigation Measure 10n: Placer County shall coordinate with Caltrans to optimize the signal timing at the SR 49/Luther Road intersection to provide additional green time to the northbound and southbound through, southbound left-turn, and westbound right-turn movements sufficient to improve operations to LOS C during the AM peak hour and LOS D during the PM peak hour.</p>	<p>Placer County</p>	<p>Placer County Department of Public Works and Facilities</p>	<ul style="list-style-type: none"> • At least once every two years 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Luther Road intersection
<p>Mitigation Measure 10o: Placer County shall coordinate with Caltrans to explore options to optimize the signal timings at the SR 49/Kemper Road/New Airport Road intersection to provide additional green time to the northbound left-turn and southbound through movements sufficient to restore delay to cumulative no project conditions.</p>	<p>Placer County</p>	<p>Placer County Department of Public Works</p>	<ul style="list-style-type: none"> • At least once every two years 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Kemper Road/New Airport Road intersection

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Note: There are no significant noise impacts or mitigation measures associated with the Health and Human Services building				
Note: There are no significant air quality impacts or mitigation measures associated with the Health and Human Services building				
Geology and Soils				
<p>Mitigation Measure 14a: For each individual construction project within the PCGC Master Plan Update planning area, the County or private project applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the County 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, if applicable, with the first Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost 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 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 County in both hard copy and electronic versions in a format to be approved by the County prior to acceptance by the County of site improvements.</p>	Placer County Department of Public Works, Facility Services Division (project sponsor)	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Improvement Plan meets the requirements of the LDM

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the County.				
<p>Mitigation Measure 14b: 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) 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 County concurs with said recommendation.</p> <p>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. The applicant shall provide erosion control where roadside drainage is off of the pavement, to the satisfaction of the County.</p> <p>The applicant shall submit to County a letter of credit or cash deposit in the amount of 110% 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. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p>	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Cut slopes are at a maximum slope of 2:1 unless otherwise approved • All disturbed areas are revegetated • Winterization is completed and all erosion control measures are maintained over winter • Letter of credit or cash deposit is submitted

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>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 for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p>				
<p>Mitigation Measure 14c: The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) 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 County).</p> <p>Construction (temporary) BMPs for the proposed project shall include, but are not limited to: hydroseeding, straw mulch, velocity dissipation devices, silt fencing, fiber rolls, storm drain inlet protection, wind erosion control, and stabilized construction entrances.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval, County to confirm BMPs are correctly shown on the Improvement Plans • Prior to acceptance of subdivision improvements and/or issuance of certificates of occupancy, County to verify BMPs were constructed correctly 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans and are consistent with the stormwater management requirements in the PCGC Master Plan Update • Site-specific water quality treatment facilities/BMPs are installed during construction
<p>Mitigation Measure 14d: Prior to construction commencing, the applicant shall provide evidence to the County of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC</p>	<ul style="list-style-type: none"> • Prior to commencement of construction 	<ul style="list-style-type: none"> • Project applicant submits evidence of a WDID number issued for the project

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
Mitigation Measure 14e: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Locations of vehicle and material storage are identified on improvement plans • Vehicle and material storage is located as far as possible from existing dwellings and protected resources
Mitigation Measure 14f: The Improvement Plan submittal for each individual construction project within the PCGC Master Plan Update, shall include a final geotechnical engineering report produced by the project proponent's qualified California Registered Civil or Geotechnical Engineer for County review and approval. The report shall address and make recommendations on the following: 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.); Slope stability. The investigation shall include collection and analysis of soil samples to identify the presence of any expansive soils or other soil instability. Where such instabilities are observed to be present, the geotechnical investigation shall provide site-specific recommendations for grading and site construction to ensure that adequate soil stability is provided post-construction.	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • A final geotechnical engineering report is submitted and all recommendations of the report are implemented • Final site-inspection completed to verify construction was completed as approved
<i>Hydrology and Water Quality</i>				
Mitigation Measure 15a: This project area 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)) (NPDES Phase II MS4 Permit). Project-related storm water discharges are subject to all applicable requirements of said permit.	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • Permanent and operational source control measures are identified on Improvement Plans • Permanent and operational source

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Each 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.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.</p> <p>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.</p>				<p>control measures are consistent with the identified guidance documents</p> <ul style="list-style-type: none"> • Permanent and operational source control measures are installed during construction • Routine maintenance of permanent and operational source control measures is completed is completed by Placer County and land lease holders
<p>Mitigation Measure 15b: As part of the Improvement Plan submittal process, each project applicant shall provide a final Drainage Report for County review and approval. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor)</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • The Final Drainage Report is prepared in conformance with the LDM and Placer County Storm Water Management Manual

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and 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 construction, as well as long-term post-construction water quality measures. Each final Drainage Report shall be prepared 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 improvement plan submittal.</p>				
<p>Mitigation Measure 15c: Prior to construction commencing, each project applicant for projects disturbing more than 1 acre shall be required to provide evidence to the County of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the RWQCB approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor)</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> As identified for Mitigation Measure 14d above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 14d above
<p>Mitigation Measure 15d: The Improvement Plans for each project shall show water quality treatment facilities/BMPs designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and for Industrial and Commercial.</p> <p>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 County. BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor)</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> As identified for Mitigation Measure 14c above 	<ul style="list-style-type: none"> As identified for Mitigation Measure 14c above

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
All permanent BMPs shall be maintained as required to ensure effectiveness. The project 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 the County upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the County upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan 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.				
Mitigation Measure 15e: Construction of the Health and Human Services building shall require Basin 2A to be reconstructed to increase its volume by 1.2 acre-feet; this reconstruction should include increasing the basin footprint by roughly 8,700 square feet to increase the storage volume in lower elevation bands of the basin as well as ensuring the 10-year criteria are met to contain the hydraulic grade line 6 inches minimum below grates and manhole rims and the replacement of storm pipe in B Avenue to a smooth walled HDPE. The reconstruction of Basin 2A shall be shown on the Improvement Plans associated with the Health and Human Services building with supporting analysis for the basin sizing provided in the drainage report to be reviewed and approved by the County.	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • Reconstruction of Basin 2A to increase its volume by 1.2 acre-feet is included in Improvement Plans and completed according to plans during project construction
Mitigation Measure 15f: The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the County and shall be shown on the Improvement Plans. Maintenance of	Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>detention/retention facilities by the property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, and others for entrapment of sediment, debris, and oils/greases, or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County's Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include vegetated swales (TC-30), detention basins (TC-22), and water quality inlets (TC-50). No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to insure effectiveness. The project applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. 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 Placer County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to Placer County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>				<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs include the specific facilities and BMPs identified and are consistent with the identified guidance documents • Site-specific water quality treatment facilities/BMPs are installed during construction • Routine maintenance of site-specific water quality treatment facilities/BMPs is completed by Placer County and land lease holders

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Hazards and Hazardous Materials</i>				
<p>Mitigation Measures 16a: Placer County and any future applicant for permits to demolish or renovate buildings within the PCGC campus shall prepare an Asbestos and Lead Abatement Program in accordance with the U.S. EPA's National Emission Standard for Hazardous Air Pollutants (Asbestos NESHAP) (Title 40 Code of Federal Regulations, Subpart M § 61.145). The Asbestos and Lead Abatement Program shall include the following requirements:</p> <p>a. Prior to beginning renovation or demolition, a thorough asbestos inspection must be conducted by a California Division of Occupational Safety and Health (CAL OSHA) Certified Asbestos Consultant or a Site Surveillance Technician.</p> <p>b. Owners or operators must submit written notification to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to beginning renovation or demolition activity.</p> <p>1. <u>For demolition projects:</u> Written notification is required for all demolition projects, even if no asbestos is identified in the inspection. State law prohibits local agencies from issuing demolition permits unless the applicant has demonstrated exemption or compliance with the notification requirements of the Asbestos NESHAP (CA Health and Safety Code § 19827.5).</p> <p>2. <u>For renovation projects:</u> Written notification is required if the amount of asbestos-containing material that will be disturbed during the renovation exceeds 260 linear feet of material or pipe, 160 square feet of material or other facility components, or 35 cubic feet of "off facility components" where the length or area could not be measured prior to disturbance.</p> <p>c. Any regulated asbestos-containing material must be removed by a CAL OSHA licensed and registered asbestos abatement contractor and disposed of at a landfill approved to receive asbestos-containing waste material.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor)</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Prior to issuance of a demolition permit 	<ul style="list-style-type: none"> • Asbestos and lead inspections are conducted prior to demolition • Where asbestos and/or lead is present, an Asbestos and Lead Abatement Program is prepared by the project sponsor and approved by Placer County • Written notification is provided to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to beginning any demolition activity • Written notification is provided to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to renovation when required

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Mitigation Measure 16b: For each individual construction project undertaken as part of implementation of the PCGC Master Plan Update, the construction manager shall prepare a Site Mitigation Work Plan that includes the following requirements and best management practices (BMPs) to be implemented during all site preparation and construction activities:</p> <ol style="list-style-type: none"> a. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms. b. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings. c. Instruct all construction crew members to immediately notify a construction foreperson of any spills of hazardous materials, and the foreperson must take steps to contain the spilled materials. d. Whenever possible, wash out concrete trucks off site in designated areas. When the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets. e. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility. 	<p>Placer County Department of Public Works, Facility Services Division (project sponsor) and construction contractors</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Site Mitigation Work Plan is approved prior to issuance of grading and/or building permits • Routine inspections are conducted throughout construction 	<ul style="list-style-type: none"> • Approved Site Mitigation Work Plan is implemented throughout construction

Health and Human Services Building				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>f. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Apply all fertilizers, herbicides, and pesticides following the methods and amounts recommended by the manufacturer. Do not mix hazardous waste with other waste produced on site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.</p> <p>g. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.</p> <p>h. Any releases of hazardous materials must be immediately reported to the Placer County Environmental Compliance Division of Placer County's Environmental Management Department and remediated in accordance with Placer County's requirements. This may include excavating and disposing of contaminated soil. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials, which would also limit the potential impacts from a release of these materials.</p>				
<p>Mitigation Measures 16e: Prior to issuance of a permit for demolition of buildings 107, 108, and/or 109, Placer County shall retain a qualified professional to inspect the three transformers within the project site and the soil surrounding them to identify any transformer leakage or soil staining. Where leakage or soil staining is observed, additional soil sampling and laboratory analysis shall be completed to identify the concentrations of PCBs. Any soil that contains PCBs at concentrations over applicable human health screening levels shall be excavated, removed from the PCGC campus, and disposed of in accordance with applicable regulations.</p>	<p>Placer County Department of Public Works, Facility Services Division (project sponsor)</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans • During construction 	<ul style="list-style-type: none"> • Inspection of the three transformers and surrounding soil is completed • Soil sampling and laboratory analysis is completed where any leakage or soil staining is observed

MITIGATION MONITORING AND REPORTING PROGRAM

Health and Human Services Building				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
				<ul style="list-style-type: none"> • Soil that contains PCBs at concentrations over applicable human health screening levels is excavated and disposed of
<i>Utilities and Service Systems</i>				
<p>Mitigation Measure 18a: The County shall develop and implement an off-site mitigation program that will replace and/or rehabilitate sewer infrastructure in order to reduce inflow and infiltration in areas tributary to the DeWitt trunk line within Sewer Maintenance District No. 1. The off-site mitigation program will create capacity within the existing system equivalent to the project's peak wet weather flows. The off-site mitigation program shall consist of upsizing of the DeWitt Trunk line as identified in Table 5-2 of the North Auburn DeWitt Trunk Sewer Capacity Evaluation Report. The off-site mitigation program shall be coordinated, reviewed, and approved by the Department of Public Works, Environmental Engineering Division prior to or concurrent with the Improvement Plan approval for the Health and Human Services building. The on-site development project sewer improvements shall not be accepted as complete by the County until the County accepts the off-site sewer mitigation program improvements, which may be constructed by others, as complete.</p>	Placer County Department of Public Works, Facility Services Division (project sponsor)	Placer County Department of Public Works, Environmental Engineering Division	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans for the Health and Human Services building • Prior to issuance of certificate of occupancy for the Health and Human Services building 	<ul style="list-style-type: none"> • Improvements to the DeWitt Trunk line sufficient to create capacity within the existing system equivalent to the project's peak wet weather flows are identified prior to approval of Improvement Plans • Construction of the identified improvements is complete prior to issuance of certificate of occupancy

MULTIFAMILY RESIDENTIAL PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

This section of the MMRP lists the mitigation measures applicable to the Multifamily Residential project located at 1st Street and B Avenue.

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Biological Resources</i>				
<p>Mitigation Measure 7a: All construction workers involved in vegetation removal, clearing, and earthmoving activities shall receive worker environmental awareness program training conducted by a qualified biologist. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to be familiar with special-status species potentially present in the project area and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site that will be fenced prior to construction (as discussed in Mitigation Measure 7h), other than where impacts have been authorized, and to prevent spills, and shall be given contact information for the qualified biologist. A handout will be prepared that includes information on sensitive biological resources occurring or potentially occurring on the site, as well as contact information for the project biologist.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • Training conducted prior to any vegetation removal, clearing, or grading • No more than 72 hours following completion of the worker environmental awareness training, the project applicant/contractor shall submit training attendance logs to the County 	<ul style="list-style-type: none"> • Training presented by qualified biologist • Training materials are reviewed and approved by Placer County prior to training • Project applicant/contractor provides the County with a schedule for worker environmental awareness training. • Attendance logs are submitted to Placer County
<p>Mitigation Measure 7b: Should construction begin during the bird breeding season (February 1 through August 31), a pre-construction nesting bird survey shall be performed no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • No sooner than 14 days prior to any groundbreaking activities or tree removal that occurs between February 1 and August 31 	<ul style="list-style-type: none"> • Preconstruction surveys are conducted when construction activities begin anytime between February 1 and August 31 of each year

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>biologist in consultation with CDFW, if warranted, based on species, location, and planned construction activity. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. Project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species.</p>				<ul style="list-style-type: none"> • No-disturbance buffer zones around active nests are determined by a qualified biologist in consultation with CDFW • No-disturbance buffer zones are maintained until the subject nests are no longer active, as determined by a qualified biologist
<p>Mitigation Measure 7e: Prior to issuance of any grading permits or approval of Improvement Plans and removal of vegetation from any blue oak woodland vegetation communities, the County of Placer (County) or individual project applicant shall identify any on-site woodland restoration on the project's Improvement Plans and/or undertake off-site oak woodland restoration or creation, and/or contribute to the County's oak woodland conservation fund, and/or obtain a conservation easement over an off-site property that includes blue oak woodland. In combination, the total amount of blue oak woodland restored, created, and/or protected under a conservation easement shall be twice the size of the amount of blue oak woodland lost to development within the PCGC campus. Any on-site or off-site oak woodland restoration or creation must occur subject to a planting and irrigation plan that is approved by Placer County prior to implementation. Any onsite tree planting must be documented on the Improvement Plans for each individual development project. When compensation for loss of oak woodland would include off-site restoration, obtaining a conservation easement and/or payment into the County's oak woodland conservation fund, these shall occur prior to approval of Improvement Plans for each individual development project.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Planning Services Division</p>	<ul style="list-style-type: none"> • If any replanting or restoration is proposed, the restoration plans must be included in the Improvement Plans or provided as separate Improvement Plans (for offsite locations) and implemented prior to the County's issuance of a certificate of occupancy. • If restoration through a compensatory program is proposed, evidence of payment into the 	<ul style="list-style-type: none"> • Any loss of blue oak woodland is offset through replanting/restoration, property conservation, and/or payment into the County's oak woodland conservation fund

MITIGATION MONITORING AND REPORTING PROGRAM

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
			compensatory program must be provided prior to issuance of grading permits/approval of Improvement Plans.	
<p>Mitigation Measure 7f: Prior to issuance of any grading permits or approval of improvement plans for activities that would remove riparian habitat, the County of Placer (County) or project applicant shall comply with the California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Program (California Fish and Game Code Sections 1600–1616), including notification, submission of all required plans and documents, and payment of required fees to CDFW. The applicant shall either confirm that the proposed activities would not result in substantial effects related to the obstruction, diversion, or introduction of debris into any stream, or shall provide compensatory mitigation to ensure that no significant effects result from stream diversion or modification. Compensatory mitigation shall be provided through creation of like habitat either on site or at a CDFW-approved off-site location.</p>	Mercy Housing and construction contractors	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval or issuance of grading permits for any project that affects riparian habitat 	<ul style="list-style-type: none"> • Section 1602 Streambed Alteration Agreement is obtained and compensatory mitigation is provided
<p>Mitigation Measure 7g: A Clean Water Act Section 404 permit and Section 401 Water Quality Certification shall be acquired prior to issuance of a grading permit or approval of improvement plans for any proposed activities that will result in fill or discharges within jurisdictional wetlands.</p> <p>To compensate for the loss of jurisdictional wetlands or waters of the U.S. that are not exempt from mitigation under the Clean Water Act, the County of Placer (County) or individual project applicant shall (1) restore and/or create wetlands on site; (2) create wetlands at an off-site location acceptable to the resource agencies; (3) purchase compensatory mitigation credits at an agency-approved mitigation bank; or (4) a combination of 1, 2, or 3. The County or individual project applicant shall develop the mitigation approach in conjunction</p>	Mercy Housing and construction contractors	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval or issuance of grading permits 	<ul style="list-style-type: none"> • The project sponsor shall provide evidence of compliance with mitigation requirements specified in the Section 404 permit, as approved by the Corps

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
with the resource agencies during the permitting process. The mitigation requirements shall be in compliance with federal and state Clean Water Act laws, and the Placer County General Plan "no net loss" of wetlands policy (Policy 6.B.1). The final mitigation ratios, design, and implementation shall comply with the terms and conditions of the Section 404 permit issued by the Sacramento District U.S. Army Corps of Engineers and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley Regional Water Quality Control Board.				
Mitigation Measure 7h: Installation of silt fencing shall be required for any construction activity that occurs within 100 feet of a seasonal wetland or detention basin, other than where direct impacts have been authorized through permits obtained from the U.S. Army Corps of Engineers. Grading and improvement plans for construction of each individual project shall indicate the jurisdictional boundaries of any wetland or waters of the U.S. feature, and shall delineate all construction activity areas for the individual project. Silt fencing shall be installed at least 25 feet from the boundary of any wetland that is not approved for direct impacts. All equipment and vehicles shall be staged outside of waterways. Spill kits shall be available on site to crews working within the construction area, and any spills shall be cleaned up immediately. Silt fencing or fiber rolls (i.e., straw wattles) shall be installed on slopes adjacent to areas where trenching could cause erosion into nearby waterways, or where construction occurs within 25 feet of wetlands or waters of the U.S. The County of Placer shall inspect the silt fence and/or fiber rolls prior to commencement of construction activities for each individual project.	Mercy Housing and construction contractors	Placer County Community Development Resource Agency; Planning Services Division; Placer County Community Development Resource Agency; Engineering and Surveying Division	<ul style="list-style-type: none"> Silt fencing locations and specifications to be included on grading and improvement plans prior to their approval. Silt fencing to be installed and inspected by the County prior to commencement of construction 	<ul style="list-style-type: none"> Boundaries of wetlands and detention basins are shown on grading and improvement plans Silt fencing is installed at least 25 feet from the boundary of any wetlands within 100 feet of construction activities where direct impacts have not been authorized Silt fencing is maintained throughout construction activities within 100 feet of protected wetlands
Cultural Resources				
Mitigation Measure 8b: Tribal Cultural Resource Awareness Training: Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific Tribal Cultural Resource (TCR) awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally-affiliated Native	Mercy Housing and construction contractors	Placer County Community Development Resource Agency; Planning Services Division	<ul style="list-style-type: none"> Training is completed prior to initiation of construction for each individual project 	<ul style="list-style-type: none"> Training is presented by qualified cultural resource specialists Prior to issuance of grading or building permits, the project

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>American Tribes. The training will emphasize the requirement for confidentiality and culturally-appropriate, respectful treatment of any find of significance to culturally-affiliated Native Americans Tribes.</p> <p>As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:</p> <ul style="list-style-type: none"> • Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.) • Regulations governing archaeological resources and tribal cultural resources • Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources • Steps to take if a worker encounters a possible resource <p>The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological resources or TCRs are identified. The training shall also direct work to stop, and contact with the County Coroner and the Native American Heritage Commission (NAHC) to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.</p>				<p>applicant/contractor shall submit training materials to the County for review</p> <ul style="list-style-type: none"> • Prior to issuance of grading or building permits, the project applicant/contractor shall provide the County with a schedule for Tribal Cultural Resource Awareness Training for all construction workers • No more than 72 hours following completion of the Tribal Cultural Resource Awareness Training, the project applicant/contractor shall submit training attendance logs to the County
<p>Mitigation Measure 8c: Inadvertent Discoveries: If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Department of Public Works and Facilities, the Department of Museums, and Native American representatives from culturally affiliated Native</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency; Planning Services Division</p>	<ul style="list-style-type: none"> • Throughout all construction activities 	<ul style="list-style-type: none"> • Construction contracts include notes regarding Inadvertent Discovery protocols • All work within 100 feet of any potential Native American resource discovery is halted

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>American Tribes will make recommendations for further evaluation and treatment, as appropriate. In the event that the resource is found to be ineligible for inclusion in the California Register of Historical Resources, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burial(s). Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Department of Public Works and Facilities following coordination with tribal representatives and cultural resource experts, if necessary and as appropriate.</p>				<ul style="list-style-type: none"> Any potential Native American resource discovery is investigated by a qualified archeologist and a treatment plan is developed and implemented
<p>Mitigation Measure 8d: Post-Ground Disturbance Site Visit: The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas. If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil,</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Development Resource Agency; Planning Services Division</p>	<ul style="list-style-type: none"> Sponsor and/or contractor notifies County a minimum of seven days prior to initiation of ground disturbance. 	<ul style="list-style-type: none"> Notification of the start of ground disturbance is provided Tribal representatives are allowed access during the first five days

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<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:</p> <p>Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Department of Public Works and Facilities and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.</p> <p>A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.</p> <p>A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).</p> <p>The contractor shall implement any measures deemed by CEQA lead agency staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.</p>			<ul style="list-style-type: none"> • Access for tribal representatives is allowed during the first five days of ground-breaking activity 	<ul style="list-style-type: none"> • Any finds are investigated by a qualified archaeologist and tribal representative • A written report that includes management recommendations is submitted for any significant finds • A site meeting of construction personnel is held if any significant finds are identified
<p>Mitigation Measure 8e: Native American Monitors: To facilitate identification of potential archaeological resources and/or Tribal Cultural Resources (TCRs) at the earliest possible time during project-related earth-disturbing activities, the project proponent and/or their construction contractor(s) shall accommodate periodic monitoring by one Native American Monitor from the culturally-affiliated Native American Tribe in those areas of the campus that have been</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency; Planning Services Division</p>	<ul style="list-style-type: none"> • Throughout all ground-disturbing activities 	<ul style="list-style-type: none"> • Project sponsor and construction contractors provide access for periodic Native American monitoring in those areas of the campus

MITIGATION MONITORING AND REPORTING PROGRAM

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<p>previously undeveloped. Monitoring will occur on the construction site periodically (as often as weekly) for spot checks of construction activities. Much of the Placer County Government Center campus has been subjected to heavy disturbance including subsurface disturbance; therefore, this spot-check monitoring shall be limited to those areas of the site that have been previously undeveloped. The monitoring shall occur only during ground-disturbing activities including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities such as grading or excavation. The Native American monitor shall make these periodic spot checks as deemed necessary to minimize the potential for destruction of or damage to previously undiscovered resources, and to ensure respectful treatment and disposition of unearthed/displaced resources. If initial monitoring efforts suggest that resources are unlikely to be identified on a given site, Native American monitoring shall be suspended, following agreement by the UAIC and the County, and the Inadvertent Discoveries mitigation measure shall provide necessary protection in the event of unanticipated resources. Native American monitors or their representatives shall have the authority to request that work be temporarily stopped, diverted, or slowed within 100 feet of identified cultural resources. The Native American monitor or representative shall recommend appropriate treatment and final disposition of Tribal Cultural Resources.</p>				<p>that have been previously undeveloped</p> <ul style="list-style-type: none"> • Work within 100 feet of identified cultural resources is stopped, diverted or slowed if requested by Native American monitors or their representatives and a management and/or treatment plan is prepared and implemented
<i>Transportation and Circulation</i>				
<p>Mitigation Measure 10b: Prior to issuance of the first building permits for implementation of the PCGC Master Plan Update, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Kemper Road/New Airport Road intersection to provide additional green time to the northbound and southbound through movements sufficient to improve operations to LOS D</p>	Placer County	Placer County Department of Public Works and Placer County Community Development Resource Agency	<ul style="list-style-type: none"> • Prior to issuance of the building permits for a project under the PCGC Master Plan Update 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Kemper Road/New Airport Road intersection

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 10e: Prior to the approval of Improvement Plans or issuance of any grading or building permits, whichever comes first, the project applicant for each future construction project undertaken in implementation of the PCGC Master Plan Update shall prepare a Construction Traffic Management Plan (TMP) to the satisfaction of the Placer County Department of Public Works and Facilities and CDRA Engineering and/ Surveying Division.</p> <p>The Construction TMP shall include, but not be limited to, items such as:</p> <ul style="list-style-type: none"> • approved truck circulation routes/patterns; • monitoring for roadbed damage and timing for completing repairs; • preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas; • methods for partial (i.e., single lane)/complete street closures (e.g., timing, signage, location and duration restrictions), if necessary; • identification of detour routes for roadways subject to partial/complete street closures • criteria for use of flaggers and other traffic controls; • provide a point of contact for nearby residents to obtain construction information and have questions answered. <p>The Construction TMP should be developed such that the following performance standards are achieved throughout project construction.</p> <ol style="list-style-type: none"> 1. Construction traffic should be minimized during a.m. and p.m. peak periods in which the street traffic on Bell Road and SR 49 is at its highest. 2. Any construction-related partial/complete closures of Bell Road should occur during off-peak periods and be accompanied with appropriate construction signage including detour routing. 3. Detour routing should be limited to County-maintained collector and arterial roadways 	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency; Engineering and Surveying; and Placer County Department of Public Works</p>	<ul style="list-style-type: none"> • Construction Traffic Management Plan approved prior to Improvement Plan approval • Construction Traffic Management Plan implemented during all construction 	<ul style="list-style-type: none"> • Construction TMP is approve and implemented

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
4. Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety				
<p>Mitigation Measure 10f: Prior to the realignment of 1st Street, Placer County shall work with Placer County Fire to identify appropriate and effective countermeasures that would allow emergency response vehicles to continue to travel through the PCGC campus and maintain adequate response times from the Fire Station 180. These countermeasures may include, but need not be limited to:</p> <ol style="list-style-type: none"> 1. Identifying alternate routes for emergency response vehicles through the PGCG campus towards Bell Road that provide equivalent access with minimal effect on travel time 2. Designing physical improvements at the proposed 1st Street / Bell Road intersection that would allow emergency vehicles to make a northbound left-turn from 1st Street while continuing to prohibit personal vehicles from making the same movement 3. Once the Blue Oaks Drive / Bell Road is signalized, as identified in the cumulative transportation improvements, allow emergency vehicles to preempt the signal so that emergency vehicles can safely access Bell Road, in combination with the design measures identified in #2 above. <p>Alternate routes shall be sufficient to accommodate emergency response vehicles. Some potential route options include:</p> <ul style="list-style-type: none"> • 1st Street to Professional Drive to Bell Road • 1st Street to A Avenue to County Center Drive to Bell Road • Atwood Road to Richardson Drive to Bell Road. <p>These routes provide similar travel times from Fire Station 180 to Bell Road northwest of the PCGC campus as well as Blue Oaks Drive north of the PCGC campus.</p>	Placer County	Placer County Department of Public Works and Facilities and Placer County Fire; Placer County Community Development Resource Agency; Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to realignment of 1st Street 	<ul style="list-style-type: none"> • Placer County Fire response times to areas accessed by Bell Road will continue to meet the standards identified in Placer County General Plan policies 4.1.1 and 4.1.2

MITIGATION MONITORING AND REPORTING PROGRAM

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
Mitigation Measure 10i: Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County and applicants for private development within the PCGC Master Plan Update shall contribute a fair share amount towards widening of the SR 49/Bell Road intersection, consistent with the Auburn/Bowman CIP, to accommodate a third southbound through lane, a third southbound receiving lane, and a northbound right-turn lane. This includes extending the existing third	Placer County and Mercy Housing	Placer County Department of Public Works; Placer County Community Development Resource Agency; Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to building permit issuance 	<ul style="list-style-type: none"> • Fair share contribution towards widening of the SR 49/Bell Road intersection to accommodate a third southbound through lane, a third southbound receiving lane, and a northbound right-turn lane
Mitigation Measure 10n: Placer County shall coordinate with Caltrans to optimize the signal timing at the SR 49/Luther Road intersection to provide additional green time to the northbound and southbound through, southbound left-turn, and westbound right-turn movements sufficient to improve operations to LOS C during the AM peak hour and LOS D during the PM peak hour.	Placer County	Placer County Department of Public Works and Facilities	<ul style="list-style-type: none"> • Intersection LOS is monitored at least once every two years 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Luther Road intersection
Mitigation Measure 10p: Placer County shall coordinate with Caltrans to explore options to optimize the signal operations at the SR 49/Atwood Road intersection to provide additional green time to the northbound through movement sufficient to restore delay to cumulative no project conditions.	Placer County	Placer County Department of Public Works	<ul style="list-style-type: none"> • At least once every two years 	<ul style="list-style-type: none"> • Placer County coordinates with Caltrans regarding signal timing optimization at the SR 49/Atwood Road intersection
<i>Noise</i>				
Mitigation Measure 11b: Prior to approval of Improvement Plans for the Multifamily Residential project, Placer County shall ensure that the grading and building plans incorporate the following requirements: 1. Materials stockpiles and equipment staging areas shall be located a minimum of 200 feet from the nearest façade of the medical offices located on Professional Drive. Where feasible, fixed construction equipment shall also be located a minimum of 200 feet from the nearest façade of the medical offices located on Professional Drive.	Mercy Housing	Placer County Community Development Resource Agency, Planning Services Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Grading and building plans identify material stockpile and equipment areas that are at least 200 feet from the nearest façade of medical offices located on Professional Drive

MITIGATION MONITORING AND REPORTING PROGRAM

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>2. Impact tools shall be shielded or shrouded and the intake and exhaust ports of powered construction equipment shall be muffled or shielded.</p> <p>3. Place a temporary noise barrier between grading and paving activities and equipment and the medical offices located at 3111 Professional Drive. The barrier shall be sufficient to achieve a 6 dB reduction in construction noise. Retain this temporary barrier in place during other construction phases or place a temporary noise barrier around all stationary and fixed equipment located within 200 feet of the nearest façade of the medical offices located on Professional Drive.</p>				<ul style="list-style-type: none"> • Grading and building plans identify the locations of any fixed construction equipment • Equipment is shielded and/or muffled • Temporary noise barrier is installed
Note: <i>There are no significant air quality impacts or mitigation measures associated with the Multifamily Residential project</i>				
<i>Geology and Soils</i>				
<p>Mitigation Measure 14a: For each individual construction project within the PCGC Master Plan Update planning area, the County or private project applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the County 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, if applicable, with the first Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost 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 applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Improvement Plans meet the requirements of the LDM

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>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 County in both hard copy and electronic versions in a format to be approved by the County prior to acceptance by the County of site improvements.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the County.</p>				
<p>Mitigation Measure 14b: 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) 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 County concurs with said recommendation.</p> <p>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. The applicant shall provide erosion control where roadside drainage is off of the pavement, to the satisfaction of the County.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Cut slopes are at a maximum slope of 2:1 unless otherwise approved • All disturbed areas are revegetated • Winterization is completed and all erosion control measures are maintained over winter • Letter of credit or cash deposit is submitted

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>The applicant shall submit to County a letter of credit or cash deposit in the amount of 110% 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. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>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 for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p>				
<p>Mitigation Measure 14c: The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) 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 County.</p> <p>Construction (temporary) BMPs for the proposed project shall include, but are not limited to: hydroseeding, straw mulch, velocity dissipation devices, silt fencing, fiber rolls, storm drain inlet protection, wind erosion control, and stabilized construction entrances.</p>	Mercy Housing and construction contractors	Placer County Community Development Resource Agency, Engineering and Surveying Division	<ul style="list-style-type: none"> • Prior to Improvement Plan approval, County to confirm BMPs are correctly shown on the Improvement Plans • Prior to acceptance of subdivision improvements and/or issuance of certificates of occupancy, County to verify BMPs were constructed correctly 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans and are consistent with the stormwater management requirements in the PCGC Master Plan Update • Site-specific water quality treatment facilities/BMPs are installed during construction

MITIGATION MONITORING AND REPORTING PROGRAM

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>Mitigation Measure 14d: Prior to construction commencing, the applicant shall provide evidence to the County of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board’s Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC</p>	<ul style="list-style-type: none"> • Prior to commencement of construction for each individual project 	<ul style="list-style-type: none"> • Project applicant submits evidence of a WDID number issued for the project
<p>Mitigation Measure 14e: The Improvement Plan(s) 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>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • Locations of vehicle and material storage are identified on improvement plans • Vehicle and material storage is located as far as possible from existing dwellings and protected resources
<p>Mitigation Measure 14f: The Improvement Plan submittal for each individual construction project within the PCGC Master Plan Update, shall include a final geotechnical engineering report produced by the project proponent’s qualified California Registered Civil or Geotechnical Engineer for County review and approval. The report shall address and make recommendations on the following: 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.); Slope stability. The investigation shall include collection and analysis of soil samples to identify the presence of any expansive soils or other soil instability. Where such instabilities are observed to be present, the geotechnical investigation shall provide site-specific recommendations for grading and site construction to ensure that adequate soil stability is provided post-construction.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division; and Placer County DRC</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • A final geotechnical engineering report is submitted and all recommendations of the report are implemented • Final site-inspection completed to verify construction was completed as approved

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<i>Hydrology and Water Quality</i>				
<p>Mitigation Measure 15a: This project area 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)) (NPDES Phase II MS4 Permit). Project-related storm water discharges are subject to all applicable requirements of said permit.</p> <p>Each 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.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.</p> <p>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • Permanent and operational source control measures are identified on Improvement Plans • Permanent and operational source control measures are consistent with the identified guidance documents • Permanent and operational source control measures are installed during construction • Routine maintenance of permanent and operational source control measures is completed is completed by Placer County and land lease holders

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 15b: As part of the Improvement Plan submittal process, each project applicant shall provide a final Drainage Report for County review and approval. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and 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 construction, as well as long-term post-construction water quality measures. Each final Drainage Report shall be prepared 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 improvement plan submittal.</p>	<p>Mercy Housing</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval 	<ul style="list-style-type: none"> • The Final Drainage Report is prepared in conformance with the LDM and Placer County Storm Water Management Manual
<p>Mitigation Measure 15c: Prior to construction commencing, each project applicant for projects disturbing more than 1 acre shall be required to provide evidence to the County of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the RWQCB approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14d above 	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14d above
<p>Mitigation Measure 15d: The Improvement Plans for each project shall show water quality treatment facilities/BMPs designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and for Industrial and Commercial.</p> <p>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</p>	<p>Mercy Housing</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14c above 	<ul style="list-style-type: none"> • As identified for Mitigation Measure 14c above

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>pollutants, as approved by the County. BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All permanent BMPs shall be maintained as required to ensure effectiveness. The project 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 the County upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the County upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan 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.</p>				
<p>Mitigation Measure 15f: The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the County and shall be shown on the Improvement Plans. Maintenance of detention/retention facilities by the property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Community Development Resource Agency, Engineering and Surveying Division</p>	<ul style="list-style-type: none"> • Prior to Improvement Plan approval • Prior to issuance of certificate of occupancy 	<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are identified on Improvement Plans • Site-specific water quality treatment facilities/BMPs include the specific facilities and BMPs identified and are consistent with the identified guidance documents

Multifamily Residential Project				
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
<p>Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, and others for entrapment of sediment, debris, and oils/greases, or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County's Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include vegetated swales (TC-30), detention basins (TC-22), and water quality inlets (TC-50). No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to insure effectiveness. The project applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. 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 Placer County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to Placer County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>				<ul style="list-style-type: none"> • Site-specific water quality treatment facilities/BMPs are installed during construction • Routine maintenance of site-specific water quality treatment facilities/BMPs is completed by Placer County and land lease holders
Hazards and Hazardous Materials				
<p>Mitigation Measure 16b: For each individual construction project undertaken as part of implementation of the PCGC Master Plan Update, the construction manager shall prepare a Site Mitigation Work Plan that includes the following requirements and best management practices (BMPs) to be implemented during all site preparation and construction activities:</p> <p>a. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Site Mitigation Work Plan is approved prior to issuance of grading and/or building permits 	<ul style="list-style-type: none"> • Approved Site Mitigation Work Plan is implemented throughout construction

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms.</p> <p>b. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings.</p> <p>c. Instruct all construction crew members to immediately notify a construction foreperson of any spills of hazardous materials, and the foreperson must take steps to contain the spilled materials.</p> <p>d. Whenever possible, wash out concrete trucks off site in designated areas. When the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets.</p> <p>e. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility.</p> <p>f. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Apply all fertilizers, herbicides, and pesticides following the methods and amounts recommended by the manufacturer. Do not mix hazardous waste with other waste produced on site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.</p> <p>g. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.</p>			<ul style="list-style-type: none"> • Routine inspections are conducted throughout construction 	

MITIGATION MONITORING AND REPORTING PROGRAM

Multifamily Residential Project				
<i>Mitigation Measure</i>	<i>Implementation</i>	<i>Monitoring</i>	<i>Timing</i>	<i>Performance Evaluation Criteria</i>
<p>h. Any releases of hazardous materials must be immediately reported to the Placer County Environmental Compliance Division of Placer County's Environmental Management Department and remediated in accordance with Placer County's requirements. This may include excavating and disposing of contaminated soil. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials, which would also limit the potential impacts from a release of these materials.</p>				
<p>Mitigation Measure 16d: Prior to issuance of a grading permit or approval of Improvement Plans for construction of the Multifamily Residential project or any of the mixed use projects adjacent to the segment of the Ophir canal south of Willow Creek Drive, Placer County or the private applicant for development shall retain a qualified professional to conduct sampling of shallow soil and/or sediment within the canal and to complete laboratory analysis of the sampled materials to determine whether mercury is present in the soil and/or sediment at levels that would present a potential health hazard and to undertake remediation or stabilization measures to ensure that construction workers and the future onsite population is not exposed to mercury at levels that exceed the applicable human health screening levels.</p>	<p>Mercy Housing and construction contractors</p>	<p>Placer County Department of Environmental Health</p>	<ul style="list-style-type: none"> • Prior to approval of Improvement Plans • During construction 	<ul style="list-style-type: none"> • Soil sampling within Ophir Canal and laboratory analysis is completed • Remediation or stabilization measures are implemented to ensure that construction workers and the future onsite population is not exposed to mercury at levels that exceed the applicable human health screening levels
<p>Note: There are no significant utilities and service system impacts or mitigation measures associated with the Multifamily Residential project</p>				

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