

# 4

## MITIGATION MONITORING AND REPORTING PROGRAM

### 4.1 INTRODUCTION

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

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Whitehawk II (WHII) Project. The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Environmental Impact Report (EIR) for the project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant. It should be noted that this MMRP includes only those mitigation measures set forth within the Whitehawk I and II Projects’ EIR specifically for the WHII Project, as the WHII Project is the only project proposing to move forward at this time. A number of mitigation measures set forth in the EIR pertain to implementation of the Whitehawk II (WHII) Project only, as well as combined implementation of the WHI and WHII Projects. Although the projects are not anticipated to occur concurrently at this time, the mitigation measures applicable to the WHI and WHII combined scenario have also been included in this MMRP.

### 4.2 COMPLIANCE CHECKLIST

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The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR. This MMRP is intended to be used by Placer County staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR.

The EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by Placer County. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The County will be responsible for monitoring compliance.

### **4.3 MITIGATION MONITORING AND REPORTING PROGRAM**

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The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

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Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
<b>4. Aesthetics</b>					
4-1	Degradation of the existing visual character or quality of the project sites and/or the sites' surroundings.	4-1(a) <i>All onsite utilities shall be undergrounded from the point of connection. This information shall be shown on the project Improvement Plans.</i>	Placer County Planning Services Division	Prior to Improvement Plan approval	
		4-1(b) <i>All frontage improvements including, but not limited to, landscaping, trails, fencing, the gated entry features, signage and lighting shall be reviewed and approved by the Development Review Committee (DRC). DRC review shall be conducted concurrent with submittal of project Improvement Plans and shall be completed prior to Improvement Plan approval. Project frontage improvements shall comply with the Granite Bay Community Plan Community Design Element. Frontage improvements shall preserve, to the maximum extent possible, existing native trees along the project frontage; newly planted trees shall consist primarily of native tree species listed in the Community Design Element. The entryway features, including cross section views, shall be shown on the Improvement Plans. The decorative masonry entry wall material and design shall be approved by the Development Review Committee prior to construction. Drought tolerant landscaping shall be installed within the</i>	Development Review Committee	Prior to Improvement Plan approval	

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		<p><i>Douglas Boulevard right-of-way, including the meandering multi-use trail and split-rail fencing, and may include low berming to provide additional screening.</i></p> <p>4-1(d) <i>The Improvement Plans and Final Subdivision Map shall show Open Space – Common Areas. Areas located on Lots B, C, D, E, and F as depicted on the Tentative Subdivision Map, shall be defined and monumented as “Common Area”. Lots H, I, J, K, and L shall be defined as “Restricted Open Space”.</i></p> <p><i>One of the purposes of the proposed restricted open space areas is for the protection of the 300’ scenic setback on the south side of Douglas Boulevard. A note shall be provided on the Final Subdivision Map information sheet prohibiting any disturbances within such areas, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the areas; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for</i></p>	<p>Placer County Planning Services Division</p> <p>Development Review Committee</p>	<p>Prior to Improvement Plan approval and Final Subdivision Map recordation</p>	

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		<i>the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.</i>			
4-2	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.	4-2 <i>Streetlights at the project entries shall not exceed the minimum standard required by the Department of Public Works (DPW) unless otherwise approved by the DRC. Any street lighting required by DPW for safe roadway access at project entries shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All streetlights shall be reviewed and approved by the DRC for design, location, and photometrics. A limited amount of low-intensity bollard lighting may be utilized along the on-site roadways, subject to DRC approval.</i>	Development Review Committee  Placer County Planning Services Division	Prior to Improvement Plan approval	
<b>5. Air Quality</b>					
5-1	Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction.	5-1(a) <i>Prior to approval of any Improvement Plans, the project applicant shall submit to the Placer County Air Pollution Control District (PCAPCD) a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all off-road diesel-powered equipment over 25 horsepower (including owned, leased,</i>	Placer County Air Pollution Control District	Prior to Improvement Plan approval	

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		<p><i>and subcontractor equipment). With submittal of the equipment inventory, the contractor shall provide a written calculation to the PCAPCD for approval demonstrating that the heavy-duty off-road vehicles over 25 horsepower to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent of NO<sub>x</sub> and 45 percent of DPM reduction as compared to California Air Resources Board (CARB) statewide fleet average emissions. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the PCAPCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. In addition, all off-road equipment working</i></p>			

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		<p><i>at the construction site must be maintained in proper working condition according to manufacturer's specifications.</i></p> <p><i>Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</i></p> <p><i>Idling shall be limited to five minutes or less for all on-road related and/or delivery trucks in accordance with CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation. Clear Signage regarding idling restrictions should be placed at the entrances to the construction site.</i></p>			
<b>6. Biological Resources</b>					
6-1	Have a substantial adverse effect, either directly or through habitat modifications, on a special-status plant species.	<p><i>6-1(b) Protocol level special-status plant surveys were conducted within the WHII site in 2015, and the EVA area in 2018. Although no special-status plant species were identified, the previous survey results are only valid for three years. Therefore, new focused plant surveys shall be performed within the WHII site, and the EVA area should project initiation occur after 2021. New focused plant</i></p>	Placer County Community Development Resource Agency	Prior to Improvement Plan approval, if project initiation does not occur by 2021	

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		<p><i>surveys shall be performed according to CDFW and CNPS protocol, as generally described below.</i></p> <p><i>Prior to Improvement Plan approval for WHII, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of Sanford's arrowhead and/or big-scale balsamroot. In addition, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the presence/absence of such species. The survey(s) shall be conducted on-site as well as in any off-site improvement areas during the identification periods (bloom periods) for Sanford's arrowhead and big-scale balsamroot. Survey results shall be submitted to the Placer County Community Development Resource Agency. If special-status plant species are not found to be present during the focused survey(s), then no further action is required.</i></p> <p><i>If any special-status plant species are found, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail the various</i></p>			

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		<i>mitigation approaches to ensure no net loss of the special-status plant(s). Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species.</i>			
6-2	Have a substantial adverse effect, either directly or through habitat modifications, on special-status fish species.	<p>6-2 <i>Implement Mitigation Measures 8-2(a), 8-3(a), and 8-3(b).</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-2 may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those</i></p>	See Mitigation Measures 8-2(a), 8-3(a), and 8-3(b)	See Mitigation Measures 8-2(a), 8-3(a), and 8-3(b)	

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		<i>species and waters that are covered by the PCCP.</i>			
6-4	Have a substantial adverse effect, either directly or through habitat modifications, on other special-status birds or birds protected under the MBTA.	<p>6-4 <i>If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If the pre-construction survey does not show evidence of active nests, a letter report documenting the results of the survey shall be provided to the Placer County Community Development Resource Agency, and additional measures are not required. If construction does not commence within three days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required. The survey is valid for one construction season.</i></p> <p><i>If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and</i></p>	Placer County Community Development Resource Agency	No more than three days prior to initiation of ground-disturbing activities, if construction is expected to occur between February 15 through September 1	

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		<p><i>maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the project footprint, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and</i></p>			

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		<i>their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-4 may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i>			
6-5	Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means.	6-5(b) <i>To the extent feasible, the project shall be designed to avoid and minimize adverse effects to waters of the U.S. and jurisdictional waters of the State of California within the project area. Prior to Improvement Plan approval for the project, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE "no-net-loss" policy and GBCP Policy 5.3.9. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines. Specifically, the applicant proposes to</i>	Placer County Community Development Resource Agency  USACE  RWQCB  CDFW	Prior to Improvement Plan approval	

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		<p><i>purchase 0.04-acre of riparian habitat at the Sacramento River Ranch as mitigation for impacts to Strap Ravine, and 0.91-acre seasonal wetland credits from an USACE-approved Conservation/Mitigation Bank, as shown in Table 6-9:</i></p> <table border="1" data-bbox="659 649 1295 841"> <thead> <tr> <th colspan="4" data-bbox="659 649 1295 682"><i>Table 6-9</i></th> </tr> <tr> <th colspan="4" data-bbox="659 682 1295 711"><i>WHII Waters of U.S./State Inventory Table</i></th> </tr> <tr> <th data-bbox="659 711 903 776" rowspan="2"><i>Type of Aquatic Resource</i></th> <th data-bbox="903 711 1094 776" rowspan="2"><i>Impact Area (Acres)</i></th> <th colspan="2" data-bbox="1094 711 1295 743"><i>Mitigation</i></th> </tr> <tr> <th data-bbox="1094 743 1188 776"><i>Ratio</i></th> <th data-bbox="1188 743 1295 776"><i>Credits</i></th> </tr> <tr> <td data-bbox="659 776 903 808"><i>Wetland</i></td> <td data-bbox="903 776 1094 808"><i>0.91</i></td> <td data-bbox="1094 776 1188 808"><i>1:1</i></td> <td data-bbox="1188 776 1295 808"><i>0.91</i></td> </tr> <tr> <td data-bbox="659 808 903 841"><i>Strap Ravine</i></td> <td data-bbox="903 808 1094 841"><i>0.02</i></td> <td data-bbox="1094 808 1188 841"><i>2:1</i></td> <td data-bbox="1188 808 1295 841"><i>0.04</i></td> </tr> </thead> </table> <p><i>If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p><i>1600 LSAA. The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of all of the activities associated with the WHII project, not just</i></p>	<i>Table 6-9</i>				<i>WHII Waters of U.S./State Inventory Table</i>				<i>Type of Aquatic Resource</i>	<i>Impact Area (Acres)</i>	<i>Mitigation</i>		<i>Ratio</i>	<i>Credits</i>	<i>Wetland</i>	<i>0.91</i>	<i>1:1</i>	<i>0.91</i>	<i>Strap Ravine</i>	<i>0.02</i>	<i>2:1</i>	<i>0.04</i>			
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		<p><i>those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs.</i></p> <p><i>In addition, during the five-year term of the Streambed Alteration Agreement, the</i></p>			

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		<p><i>project proposes to include invasive plant removal on the project sites. Although there are some extensive Himalayan blackberry thickets that have been identified within the project site, CDFW staff have not been in favor of removal. A qualified biologist will identify, flag and oversee the removal of other invasive species that are located. There are no proposed success criteria for the removal.</i></p> <p><i><u>PCCP</u>. In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-5(d) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the</i></p>			

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		<p>6-5(c) PCCP.</p> <p><i>Prior to Improvement Plan approval, the project applicant shall submit a wetland delineation for the off-site man-made ditch within the temporary construction staging area for WHII that has been verified by the USACE. If USACE verifies that the ditch is jurisdictional, and the improvements would result in discharge of fill within the feature, then a Section 404 permit shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy. To the extent feasible, however, the construction staging area/staging of equipment shall be designed to avoid and minimize adverse effects to waters of the U.S. or jurisdictional waters of the State of California within the project area.</i></p> <p><i>If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the Placer County Community Development Resource Agency.</i></p>	<p>Placer County Community Development Resource Agency</p> <p>USACE</p> <p>RWQCB</p>	<p>Prior to Improvement Plan approval</p>	

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		6-5(d) <i>Prior to approval of Improvement Plans, the following notes shall be provided on the plans for review and approval by the Placer County Community Development Resource Agency. High visibility and silt fencing shall be erected at the edge of construction/maintenance footprint if work is anticipated to occur within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance. A biological monitor shall be present during the fence installation and during any initial grading or vegetation clearing activities within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance.</i>	Placer County Community Development Resource Agency	Prior to Improvement Plan approval	
		6-5(e) <i>On-site avoidance areas shall be protected with a declaration of covenants and development restrictions for each project site. Prior to approval of Improvement Plans, a long-term management plan shall be drafted requiring the future Homeowner's Association for the project site to continue management of the avoidance areas in perpetuity. Implementation of the management plans shall be funded by an assessment of the landowners within each project site, and shall include measures</i>	Placer County Community Development Resource Agency	Prior to Improvement Plan approval	

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		<i>such as trash removal and general maintenance. The long-term management plans shall be submitted for review and approval to the Placer County Community Development Resource Agency.</i>			
6-7	Have a substantial adverse effect on the environment by converting oak woodlands, conflict with any local policies or ordinances that protect biological resources, including oak woodland resources, and/or have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by CDFW, the USFWS, the USACE, or the NMFS.	<p>6-7(a) <i>To mitigate for the loss of oak woodlands and cottonwoods, the project applicant(s) shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact protected trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall occur off-site and shall consist of one of the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080(C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties and cottonwood canopy impacts at a 4:1 ratio, consistent with requests made by the California Department of Fish</i></li> </ul>	Placer County Planning Services Division	Prior to construction activities that could impact protected trees	

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		<p><i>and Wildlife. These fees shall be calculated based upon the current market value of similar cottonwood and oak woodland acreage preservation and an endowment to maintain the land in perpetuity.</i></p> <ul style="list-style-type: none"> <li><i>• Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio and cottonwood canopy impacts at a 4:1 ratio.</i></li> <li><i>• Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.</i></li> </ul> <p><i>In addition, the WHI applicant shall provide payment to the Tree Mitigation Fund for impacts to approximately 147 inches of significant oak trees, as determined prior to approval of Improvement Plans. The WHII applicant shall provide payment to the Tree Mitigation Fund for impacts to approximately 777 inches of significant oak trees.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to</i></p>			

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		<p><i>submittal of improvement plans for this project, then Mitigation Measure 6-7(a) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p>6-7(b) <i>Prior to Improvement Plan approval, the plans shall include a list of tree protection methods, for review and approval by the Planning Services Division. The list of tree protection methods shall be implemented during construction of the project. The list of tree protection methods shall include, but not limited to, the following:</i></p> <ul style="list-style-type: none"> <li>• <i>The applicant shall install a four-foot tall, brightly colored (yellow or orange), synthetic mesh material fence around all oak trees to be preserved that are</i></li> </ul>	Placer County Planning Services Division	Prior to Improvement Plan approval	

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		<p><i>greater than six inches DBH (or 10 inches DBH aggregate for multi-trunked trees). The fencing shall delineate an area that is at least the radius of which is equal to the largest radius of the protected tree's drip line plus one foot. The fence shall be installed prior to any site preparation or construction equipment being moved onsite or any site preparation or construction activities taking place. Development of this site, including grading, shall not be allowed until this condition is satisfied. Any encroachment within the areas listed above, including within driplines of trees to be saved, must first be approved by a designated representative of the Development Review Committee (DRC). Grading, clearing, or storage of equipment or machinery may not occur until a representative of the DRC has inspected and approved all temporary construction fencing. Trees shall be preserved where feasible. This may include the use of retaining walls, planter</i></p>			

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		<p><i>islands, or other techniques commonly associated with tree preservation. The Improvement Plans shall indicate the location of the fencing and include a note describing the fencing requirements consistent with this mitigation measure.</i></p> <ul style="list-style-type: none"> <li>• <i>The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:</i> <ul style="list-style-type: none"> <li>○ <i>Plans and specifications shall clearly state protection procedures for oak trees on the project site. The specifications shall also include a provision for remedies if oak trees are damaged;</i></li> <li>○ <i>Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;</i></li> <li>○ <i>Cuts and fills around trees shall be avoided</i></li> </ul> </li> </ul>			

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		<p><i>where feasible;</i></p> <ul style="list-style-type: none"> <li>○ <i>Soil surface removal greater than one foot shall not occur within the driplines of oak trees to be preserved. Cuts shall not occur within five feet of their trunks;</i></li> <li>○ <i>Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be preserved, and fill shall not be placed within five feet of their trunks;</i></li> <li>○ <i>Underground utility line trenching shall not be placed within the driplines of oak trees to be preserved where feasible without first obtaining approval from a designated representative of the DRC. If it is necessary to install underground utilities within the driplines of oak trees, boring or drilling rather than trenching shall be used;</i></li> </ul>			

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		<ul style="list-style-type: none"> <li>○ Paving shall not be placed in the vicinity of oak trees to be preserved (at a minimum, within the dripline of any oak tree) without first obtaining approval from a designated representative of the DRC; and</li> <li>○ Irrigation lines or sprinklers shall not be allowed within the dripline of native oak trees.</li> <li>• If any of the on-site Significant Trees are heavily damaged during construction activities associated with the proposed project, the project applicant shall pay an in-lieu fee for the damaged tree(s) in accordance with Section 12.16.080 of the Placer County Code. Payment of such fees shall be ensured as a standard condition of approval by the Planning Services Division.</li> </ul>			
<b>7. Cultural Resources</b>					
7-1	Cause a substantial adverse change in the significance of a historical resource as	7-1 <i>The possibility exists that previously unknown historic resources are located below the ground surface. In the event that historic resources are discovered</i>	Placer County Community Development Resource	In the event that historic resources are discovered during construction	

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	defined in CEQA Guidelines, Section 15064.5.	<i>during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine whether the resource requires further study. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historical resources could consist of, but are not limited to, trash scatters containing historic-era mining tools and equipment, dredge tailings, adits, and other historic-era mining-related features. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</i>	Agency		
7-2	Cause a substantial adverse change in the significance of an archeological resource pursuant to CEQA Guidelines, Section	7-2(a) <i>The project applicant shall preserve in place the recorded bedrock milling stations, with a maximum 5-foot wide buffer zone established around their boundary. No ground-disturbing activities shall take place within the buffer zones. In</i>	Placer County Community Development Resource Agency	Noted on Improvement Plans prior to approval and implemented during construction	

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	15064.5.	<p><i>order to ensure that no disturbance occurs to the resources during project construction, temporary, protective orange field fencing shall be installed around the established buffer zones.</i></p> <p><i>Additionally, the applicant shall install a small, permanent plaque for each bedrock milling station describing the resource and its association with indigenous Native Americans. As requested, the applicant shall consult with the United Auburn Indian Community of the Auburn Rancheria regarding the wording on the plaques.</i></p> <p><i>A qualified archaeologist shall monitor the installation and removal of protective orange field fencing to be installed around the buffer zones established for the bedrock milling stations. The qualified archaeologist shall also periodically monitor the fencing to ensure it remains upright and intact during construction and ground-disturbing activities for the projects.</i></p> <p><i>The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans.</i></p>			

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		7-2(b) <i>Prior to initiation of ground-disturbing activities, qualified archaeologists shall conduct a short awareness training session for all construction workers and supervisory personnel. The course would explain the importance of, and legal basis for, the protection of significant archaeological resources. Each worker would also learn the proper procedures to follow in the event cultural resources or human remains/burials are uncovered during construction activities, including work curtailment or redirection and to immediately contact their supervisor and the archaeological monitor. The worker education session shall include visuals of artifacts (prehistoric and historic) that might be found in the project vicinity, and shall take place on the construction site immediately prior to the start of construction. Proof of training completion shall be submitted to the Placer County Planning Services Division.</i>	Placer County Planning Services Division	Prior to initiation of ground-disturbing activities	
		7-2(c) <i>During construction activities on the project site, a qualified archaeologist (pursuant to the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (36 CFR Part 61) shall monitor any ground-disturbing activity in native soils</i>	United Auburn Indian Community of the Auburn Rancheria	Noted on Improvement Plans prior to approval and implemented during construction activities on the project site	

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		<p><i>or sediments. The United Auburn Indian Community of the Auburn Rancheria shall be apprised of the construction schedules in order to provide Tribal Monitors, if desired, to monitor during construction or ground-disturbing activity in native soils or sediments for the project. In the event of a discovery, ground-disturbing activities shall halt within a 100-foot radius of the find to evaluate eligibility, assess effects, and determine appropriate treatment methods. Pursuant to CEQA Guidelines Section 15126.4, preservation in place shall be the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.</i></p> <p><i>When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted by the lead agency and involved tribe(s), if applicable, prior to any excavation being undertaken. Such</i></p>	Placer County Engineering and Surveying Division		

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		<p><i>studies shall be deposited with the California Historical Resources Regional Information Center.</i></p> <p><i>The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the Placer County Engineering and Surveying Division for the proposed project.</i></p>			
7-3	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<p>7-3(a) <i>Once grading plans are available, a qualified professional paleontologist (as defined by the Society of Vertebrate Paleontologists, 2010), shall determine the level of monitoring necessary based on formations to be impacted by grading and other earthmoving. Monitoring is required for all earth-disturbing construction activities that impact the Ione Formation.</i></p> <p><i>If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project applicant, the Placer County Division of Museums, and Placer County Planning Services Division. Should fossils be discovered, increased monitoring shall occur. The monitor shall have the authority to divert away from</i></p>	<p>Placer County Division of Museums</p> <p>Placer County Planning Services Division</p>	Once grading plans are available	

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		<p><i>exposed resources temporarily in order to recover the specimens.</i></p> <p><i>The paleontologist shall determine appropriate protocols which ensure proper exploration and/or salvage of all fossils. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, University of California, Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Division of Museums for purposes of public education and interpretive displays. Such actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Division of Museums. The paleontologist shall submit a follow-up report to the Division of Museums and Planning Services Division, which shall include the period of inspections, an analysis of the fossils found, and repository of the fossils.</i></p>			
		<p>7-3(b) <i>Within 90 days following the end of project excavations, the project paleontologist shall prepare a final report, summarizing the complete mitigation program, describing and</i></p>	Placer County Planning Services Division	Within 90 days following the end of project excavations	

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		<i>illustrating any fossils recovered, along with their significance, and certifying that the paleontological resource impact mitigation program resulted in insignificant impacts on paleontological resources as required by CEQA. The acceptance of the final report by the County Planning Services Division shall complete the mitigation program.</i>			
7-4	Disturb any human remains, including those interred outdoors of formal cemeteries.	7-4 <i>If human remains are encountered on the proposed project sites or off-site improvement area during construction activities, all work within 100 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendent (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the</i>	Placer County Community Development Resource Agency  Placer County Coroner  NAHC (If the Coroner determines the remains are Native American and not the result of a crime scene)	If human remains are encountered on the proposed project sites or off-site improvement area during construction activities	

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		<i>owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.</i>			
7-5	Have the potential to cause a physical change, which would affect unique ethnic cultural values, restrict existing religious or sacred uses within the potential impact area, or cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074.	7-5 <i>Implement Mitigation Measures 7-2(a) through 7-2(c).</i>	See Mitigation Measures 7-2(a) through 7-2(c)	See Mitigation Measures 7-2(a) through 7-2(c)	
<b>8. Geology and Soils/Mineral Resources</b>					
8-2	Result in significant disruptions, displacements, compaction or overcrowding of the soil, or in substantial change in topography or ground surface relief features.	8-2(a) <i>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all</i>	Placer County Engineering and Surveying Division  Placer County Fire Department	Prior to Improvement Plan approval	

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		<p><i>physical improvements as required by the conditions for the projects as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the projects, 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, if applicable, Placer County Fire Department improvement plan review and inspection fees, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the 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</i></p>	<p>Development Review Committee</p>		

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		<p><i>submittal of Improvement Plans.</i></p> <p><i>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</i></p> <p><i>The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</i></p> <p><i>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)</i></p>			

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		<p>8-2(b) <i>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</i></p> <p><i>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion</i></p>	<p>Development Review Committee</p> <p>Placer County Engineering and Surveying District</p>	<p>Prior to Improvement Plan approval</p>	

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		<p><i>control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</i></p> <p><i>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. 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.</i></p> <p><i>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control,</i></p>			

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		<p><i>winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)</i></p> <p>8-2(c) <i>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review. The report shall address and make recommendations on the following:</i></p> <ul style="list-style-type: none"> <li><i>A. Road, pavement, and parking area design;</i></li> <li><i>B. Structural foundations, including retaining wall design (if applicable);</i></li> <li><i>C. Grading practices;</i></li> <li><i>D. Erosion/winterization;</i></li> <li><i>E. Special problems discovered on-site, (i.e., groundwater,</i></li> </ul>	Placer County Engineering and Surveying Division	Prior to Improvement Plan approval	

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		<p><i>expansive/unstable soils, etc.); and</i></p> <p><i>F. Slope stability.</i></p> <p><i>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</i></p> <p><i>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&amp;Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). (ESD)</i></p>			

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		<p>8-2(d) <i>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. (ESD)</i></p> <p>8-2(e) <i>Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. (ESD)</i></p>	<p>Placer County Engineering and Surveying Division</p> <p>Placer County Engineering and Surveying Division</p> <p>Placer County Sheriff's Department</p>	<p>Prior to Improvement Plan approval</p> <p>Prior to Improvement Plan approval</p>	
8-3	Result in any significant increase in wind or water erosion of soils, either on or off the site features, or	8-3(a) <i>The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the</i>	Placer County Engineering and Surveying Division	Prior to Improvement Plan approval	

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	result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake.	<p><i>California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division [ESD]).</i></p> <p><i>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the 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.</i></p> <p><i>All permanent BMPs shall be maintained as required to ensure effectiveness. The</i></p>			

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		<p><i>applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)</i></p> <p>8-3(b) <i>Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application &amp; Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge</i></p>	Placer County Engineering and Surveying Division	Prior to any construction commencing	

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		<i>Elimination System (NPDES) construction storm water quality permit. (ESD)</i>			
8-4	Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	8-4 <i>Prior to Improvement Plan approval for the WHII site, any open mine shafts, pits or surface openings on the property shall be assessed by a California licensed Professional Engineer or Geologist to determine structural stability. The method by which the opening shall be properly closed under the oversight of the professional engineer or geologist and certified safe for future development shall be submitted to the County prior to approval of the Improvement Plans. Once complete, notice shall be provided to the County from the hired professional that the work was completed to industry accepted standards. (EH)</i>	Placer County Environmental Health Department	Prior to Improvement Plan approval	
<b>9. Hazards and Hazardous Materials</b>					
9-2	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment; create any health hazard or potential health hazard; or expose people to	9-2 <i>If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered at the project sites, the impacted area(s) should be isolated from surrounding, non-impacted areas. The project environmental professional shall obtain samples of the potentially impacted soil for analysis of the contaminants of concern and comparison with applicable regulatory residential screening levels (i.e., Environmental Screening Levels,</i>	Placer County Environmental Health Department	If soil contamination is encountered at the project sites	

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	existing sources of potential health hazards.	<i>California Human Health Screening Levels, Regional Screening Levels, etc.). Where the soil contaminant concentrations exceed the applicable regulatory residential screening levels, the impacted soil shall be excavated and disposed of offsite at a licensed landfill facility to the satisfaction of the PCEHD.</i>			
<b>10. Hydrology and Water Quality</b>					
10-1	Violate any federal, State, or County potable water quality standards, create or contribute runoff water which would include substantial additional sources of polluted water, or otherwise substantially degrade surface or ground water quality during construction.	<i>10-1 Implement Mitigation Measures 8-2(a), 8-2(b), 8-3(a), and 8-3(b).</i>	See Mitigation Measures 8-2(a), 8-2(b), 8-3(a), and 8-3(b)	See Mitigation Measures 8-2(a), 8-2(b), 8-3(a), and 8-3(b)	
10-2	Violate any federal, State, or County potable water quality standards, create or contribute runoff water which would include substantial additional sources of polluted water, or otherwise substantially degrade surface or	<i>10-2(a) Implement Mitigation Measure 8-3(a).</i>	See Mitigation Measure 8-3(a)	See Mitigation Measure 8-3(a)	
		<i>10-2(b) The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek.” or other</i>	Placer County Engineering and Surveying Division	Prior to Improvement Plan approval	

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	ground water quality during operations.	<p><i>language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners Association is responsible for maintaining the legibility of stamped messages and signs. (ESD)</i></p> <p>10-2(c) <i>This project is located within the permit area covered by Placer County’s Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related stormwater discharges are subject to all applicable requirements of said permit.</i></p> <p><i>The project applicant 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</i></p>	Placer County Engineering and Surveying Division	Prior to Improvement Plan approval	

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		<p><i>Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</i></p> <p><i>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. (ESD)</i></p> <p>10-2(d) <i>Per the State of California NPDES Phase II MS4 Permit, the WHI and WHII projects are Regulated Projects 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 the projects 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</i></p>	Placer County Engineering and Surveying Division	<p>With submittal of the final Drainage Report</p> <p>Prior to Improvement Plan approval</p>	

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		<i>are also required to demonstrate hydromodification management of stormwater 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.</i>			
10-3	Substantially alter the existing drainage pattern of the site or area, or increase the rate or amount of surface runoff.	10-3(a) <i>As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. 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,</i>	Placer County Engineering and Surveying Division	Prior to Improvement Plan approval	

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		<p><i>as well as long-term post-construction water quality measures. The 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. (ESD)</i></p>			
		<p>10-3(b) <i>This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$328 per single family residential unit, payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)</i></p>	Placer County Engineering and Surveying Division	Prior to Building Permit issuance	
		<p>10-3(c) <i>This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code).</i></p>	Placer County Engineering and Surveying Division	Prior to Building Permit issuance	

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		<i>Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$43 per single family residential unit. (ESD)</i>			
10-4	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or flood hazard delineation map, place within a 100-year floodplain structures which would impede or redirect flood flows, or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<p>10-4(b) <i>On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Strap Ravine and the unnamed tributary flowing diagonally across the WHII site from the southeast to the northwest and into Strap Ravine, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)</i></p> <p>10-4(c) <i>On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show that the finished building pad elevations will be a minimum of two feet above the 100-year flood plain line (or finished floor – three feet above the 100-year floodplain line) for all lots adjacent to Strap Ravine and any unnamed tributary. The final pad elevations shall be certified by a</i></p>	<p>Placer County Engineering and Surveying Division</p> <p>Placer County Engineering and Surveying Division</p> <p>Development Review Committee</p>	<p>Prior to Improvement Plan approval and Final Subdivision Map recordation</p> <p>Prior to Improvement Plan approval and Final Subdivision Map recordation</p>	

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		<p><i>California Registered Civil Engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet(s) to the satisfaction of Development Review Committee. (ESD)</i></p>			
		<p>10-4(d) <i>Include the following standard note on the Improvement Plans: “No grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code).” The location of the 100-year flood plain shall be shown on the Improvement Plans. (ESD)</i></p>	Placer County Engineering and Surveying Division.	Prior to Improvement Plan approval	
		<p>10-4(e) <i>The final drainage report shall demonstrate that the proposed project will</i></p>	Placer County Engineering and	Prior to final drainage report	

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		<p>10-4(f) <i>not significantly increase the limits or water surface elevation of the Strap Ravine 100-year floodplain upstream and downstream of the project site to the satisfaction of the Engineering and Surveying Division and the Placer County Flood Control District.</i></p> <p><i>Prior to Improvement Plan approval and if required by the Federal Emergency Management Agency (FEMA), the applicant shall obtain from FEMA, a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division prior to approval of Improvement Plans. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete. (ESD)</i></p>	<p>Surveying Division Placer County Flood Control District</p> <p>Placer County Engineering and Surveying Division</p>	<p>submittal</p> <p>Prior to Improvement Plan approval</p> <p>Prior to Improvement Plan approval</p>	
<b>12. Noise</b>					
12-2	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	12-2(a) <i>During construction activities associated with the WHII project, any compaction required within 25 feet of existing structures adjacent to the project site shall be accomplished by using static</i>	Placer County Planning Services Division	Prior to approval of Improvement Plans and during construction	

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		<p><i>drum rollers rather than vibratory compactors. The above requirement shall be included via notation on any Improvement Plans approved for the project to the satisfaction of the Planning Services Division.</i></p> <p>12-2(b) <i>A Blasting Plan for construction shall be prepared and submitted to the County Planning Services Division prior to initiation of construction activities. The plan shall include the following:</i></p> <ol style="list-style-type: none"> <li><i>1. The Blasting Plan shall be consistent with the County General Plan Noise Element's Policy 9.A.4.</i></li> <li><i>2. Primary components of the Blasting Plan shall include:</i> <ol style="list-style-type: none"> <li><i>a. Identification of blast officer;</i></li> <li><i>b. Scaled drawings of blast locations, and neighboring buildings, streets, or other locations which could be inhabited;</i></li> <li><i>c. Blasting notification procedures, lead times, and lists of those notified. Public notification to potentially affected</i></li> </ol> </li> </ol>	Placer County Planning Services Division	Prior to initiation of construction activities	

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		<p style="text-align: right;"><i>vibration receptors describing the expected extent and duration of the blasting;</i></p> <p><i>d. Description of means for transportation and on-site storage and security of explosives in accordance with local, State and federal regulations;</i></p> <p><i>e. Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation);</i></p> <p><i>f. Traffic control standards and traffic safety measures (if applicable);</i></p> <p><i>g. Require personal protective equipment;</i></p> <p><i>h. Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger;</i></p> <p><i>i. Procedures for handling, setting, wiring, and firing explosives, as well as procedures for handling</i></p>			

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		<p><i>misfires per federal code;</i></p> <p><i>j. Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc.;</i></p> <p><i>k. Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure;</i></p> <p><i>l. Description of blast vibration and air blast monitoring programs;</i></p> <p><i>m. Dust control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan);</i></p> <p><i>n. Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury;</i></p>			

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		<ul style="list-style-type: none"> <li><i>o. Material Safety Data Sheets for each explosive or other hazardous materials to be used;</i></li> <li><i>p. Evidence of licensing, experience, and qualifications of blasters; and</i></li> <li><i>q. Description of insurance for the blasting work.</i></li> </ul> <p><i>3. A Blast Survey Workplan shall be prepared by the blaster. The Plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey shall be conducted of any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest residential structure, prior to blasting. The survey shall include visual inspection of the structures, documentation of structures by means of photographs, video, and a level survey of the ground floor of structures or the crown of major and critical utility lines, and these shall be submitted to the County.</i></p>			

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		<p><i>This documentation shall be reviewed with the individual owners prior to any blasting operations. The County and impacted property owners shall be notified at least 48 hours prior to the visual inspections.</i></p> <p>4. <i>Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inches per second) shall be submitted by the blaster to the County for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting shall immediately cease and the County immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. shall be monitored and any evidence of instability due to blasting operations shall result in immediate termination of blasting. The blaster shall modify the blasting procedures or use alternative means of excavating in order to reduce the vibrations to</i></p>			

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		<p><i>below the threshold values, prevent further settlement, slope instability, and prevent further damage.</i></p> <p>5. <i>Air blast overpressure limits shall be set and monitoring shall be conducted at the property line closest to the blast and at other above ground structures identified in the Plan for vibration monitoring. Air blast overpressure limits shall be in accordance with applicable law and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site.</i></p> <p>6. <i>Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests shall start with reduced charge weights and shall increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the Plan.</i></p> <p>7. <i>Post-construction monitoring of structures to identify (and repair if necessary) all damage, if any,</i></p>			

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		<p><i>from blasting vibrations. Any damage shall be documented by photograph, video, etc. This documentation shall be reviewed with the individual property owners.</i></p> <p>8. <i>Reports of the results of the blast monitoring shall be provided to the County, the local fire department, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc. shall be provided to the County and impacted property owners.</i></p>			
12-3	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<p>12-3(a) <i>The following criteria shall be included in the Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Community Development Resource Agency Director.</i></p> <ul style="list-style-type: none"> <li>• <i>Noise-generating construction activities (e.g. construction, alteration or repair activities), including truck traffic coming to and from the project site for any purpose, shall be limited to the hours outlined in Placer County Board of Supervisors Minute</i></li> </ul>	Placer County Community Development Resource Agency Director	Prior to Improvement Plan approval	

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		<p><i>Order 90-08; specifically, a) Monday through Friday, 6:00 AM to 8:00 PM (during daylight savings); b) Monday through Friday, 7:00 AM to 8:00 PM (during standard time); and c) Saturdays, 8:00 AM to 6:00 PM.</i></p> <ul style="list-style-type: none"> <li>• <i>Project construction activities should be limited to daytime hours unless conditions warrant that certain construction activities occur during evening or early morning hours (i.e., extreme heat).</i></li> <li>• <i>All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed “package” equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.</i></li> <li>• <i>All mobile or fixed noise-</i></li> </ul>			

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		<p><i>producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity.</i></p> <ul style="list-style-type: none"> <li>• <i>Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.</i></li> <li>• <i>Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.</i></li> <li>• <i>Construction site and access road speed limits shall be established and enforced during the construction period.</i></li> <li>• <i>The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</i></li> <li>• <i>Project-related public address or music systems shall not be audible at any adjacent receptor.</i></li> <li>• <i>As a means of avoiding the potential for annoyance, haul trucks shall be restricted along</i></li> </ul>			

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		<p><i>the local roadways to the same hours as construction activities are allowed unless a request is made for the County to allow greater flexibility in order to minimize potential AM peak hour traffic conflicts.</i></p> <p>12-3(b) Implement Mitigation Measure 12-2(b).</p>	See Measure 12-2(b)	See Measure 12-2(b)	
14. Transportation and Circulation					
14-1	Traffic related to construction activities.	<p>14-1 Prior to the commencement of construction, a Construction Traffic Management Plan (CTMP) shall be provided to the Placer County Department of Public Works and the Engineering and Surveying Division for review and approval. The plan shall address all project construction activities, including on- and off-site improvements, and include (but not be limited to) items such as:</p> <ul style="list-style-type: none"> <li>• Approved truck circulation routes/patterns;</li> <li>• Monitoring for roadbed damage and timing for completing repairs;</li> <li>• Preservation of safe and convenient passage for bicyclists and pedestrians through/around</li> </ul>	<p>Placer County Department of Public Works</p> <p>Placer County Engineering and Surveying Division</p>	Prior to commencement of construction	

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		<p><i>construction areas;</i></p> <ul style="list-style-type: none"> <li>• <i>Methods for partial (i.e., single lane)/complete street closures (e.g., timing, signage, location and duration restrictions), if necessary;</i></li> <li>• <i>Identification of detour routes for roadways subject to partial/complete street closures;</i></li> <li>• <i>Criteria for use of flaggers and other traffic controls; and</i></li> <li>• <i>Provide a point of contact for nearby residents to obtain construction information and have questions answered.</i></li> </ul> <p><i>The CTMP should be developed such that the following performance standards are achieved throughout project construction:</i></p> <ul style="list-style-type: none"> <li>• <i>Construction traffic should be minimized during AM and PM peak periods in which the adjacent street traffic on Douglas Boulevard is at its highest;</i></li> <li>• <i>Any construction-related partial/complete closures of Douglas Boulevard east of Sierra College Boulevard (to accommodate the widening of</i></li> </ul>			

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		<p><i>Douglas Boulevard), east of Woodgrove Way (to accommodate the proposed waterline extension), or at Seeno Avenue (to accommodate improvements related to the proposed fourth-leg) shall occur during off-peak periods and be accompanied with appropriate construction signage including detour routing;</i></p> <ul style="list-style-type: none"> <li>• <i>Detour routing should be limited to County-maintained collector and arterial roadways, such as Eureka Road and Olive Ranch Road, and should include measures to minimize traffic increases on local residential roadways. This may include signage and law enforcement presence during partial/complete closures of Douglas Boulevard to discourage through traffic use of local residential roadways; and</i></li> <li>• <i>Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i></li> </ul>			

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14-2	Study intersections under Existing Plus Project conditions.	<p><i>WHI and WHII</i></p> <p>14-2      <i>The Improvement Plans shall show the construction of a raised median at the existing intersection of Woodgrove Way/Quail Oaks Drive/Douglas Boulevard that will prohibit northbound and southbound left-turn movements onto Douglas Boulevard from Woodgrove Way and Quail Oaks Drive. In addition, the raised median shall allow for eastbound and westbound left-turn movements onto Quail Oaks Drive and Woodgrove Way from Douglas Boulevard. The construction of the new raised median shall also require the reconstruction of the existing landscaped median to a narrower, stamped, colored, concrete median that will provide a 12-foot-wide eastbound left-turn lane along Douglas Boulevard. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. This improvement shall only be required with the development of the second Whitehawk project to be</i></p>	<p>Placer County Department of Public Works</p> <p>Placer County Engineering and Surveying Division</p>	Prior to Improvement Plan approval	

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		<i>developed as determined by Placer County.</i>			
14-3	Study roadway segments under Existing Plus Project conditions.	<p><i>WHI and WHII</i></p> <p>14-3      <i>The Improvement Plans shall show the construction of the widening of Douglas Boulevard between Sierra College Boulevard and Cavitt Stallman South Road from a four-lane segment to a six-lane segment with appropriate lane transitions as shown in Figure 14-15 of the Whitehawk I &amp; II Projects Draft EIR. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or conformance to existing improvements. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. Rubberized asphalt consistent with any existing pavement along Douglas Boulevard is required, unless otherwise</i></p>	<p>Placer County Department of Public Works</p> <p>Placer County Engineering and Surveying Division</p>	Prior to Improvement Plan approval	

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		<p><i>approved by the DPW. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Hot Mix Asphalt (HMA) over 8 inches Class 2 Aggregate Base (AB), unless otherwise approved by DPW and ESD.</i></p> <p><i>This improvement shall be required with the development of the second Whitehawk project to be developed as determined by Placer County. If this improvement has been previously constructed as determined by Placer County, then the project's obligation for construction of this improvement will be considered satisfied. (ESD)</i></p>			
14-4	Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<p><i>14-4 The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing westbound left turn lane on Douglas Boulevard approaching Seeno Avenue by approximately 80 feet. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. (ESD)</i></p>	<p>Placer County Department of Public Works</p> <p>Placer County Engineering and Surveying Division</p>	Prior to Improvement Plan approval	

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14-6	Conflict with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities.	14-6 <i>The Improvement Plans shall show the installation of a north-south crosswalk across Douglas Boulevard at the existing Douglas Boulevard/Seeno Avenue signalized intersection. The traffic signal currently provides a pedestrian phase; however, if necessary, the phase shall be modified at the County's discretion. The final crosswalk design and signal improvements shall be subject to review and approval by the Engineering and Surveying Division and Department of Public Works.</i>	Placer County Department of Public Works  Placer County Engineering and Surveying Division	Prior to Improvement Plan approval	
<b>17. Cumulative Impacts and Other CEQA Sections</b>					
17-15	Study intersections under the Cumulative Plus Project conditions.	WHI and WHII  17-15 <i>Implement Mitigation Measure 14-2.</i>	See Mitigation Measure 14-2	See Mitigation Measure 14-2	
17-16	Study roadway segments under Cumulative Plus Project conditions.	17-16 <i>Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:</i>  <i>A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</i>	Placer County Department of Public Works	Prior to issuance of any Building Permits	

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<b>Impact Number</b>	<b>Impact</b>	<b>Mitigation Measure</b>	<b>Monitoring Agency</b>	<b>Implementation Schedule</b>	<b>Sign-off</b>
		<p style="text-align: center;"><i>B. South Placer Regional Transportation Authority (SPRTA)</i></p> <p><i>The current estimated fee is \$7,426 per single family residential unit. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (DPW)</i></p>			
17-17	<b>Development of the proposed projects, in combination with future buildout in the GBCP area, would increase demand for utilities and service systems.</b>	<p><i>17-17 Prior to recordation of the Final Map(s), the project applicant shall pay the applicable sewer fair share fees to the Environmental Utilities Division of the Department of Public Works. Payment of such fees shall be made in compliance with Section 13.12.010 of the County's Code.</i></p>	Placer County Environmental Utilities Division of the Department of Public Works	Prior to recordation of the Final Map(s)	