CHAPTER 5 MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the Guidelines for the California Environmental Quality Act (CEQA) 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 or reporting program to ensure that all adopted mitigation measures are implemented.

The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Life Time Fitness Project (proposed project). This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Draft EIR prepared for the proposed project.

The Draft EIR for the proposed project presents a detailed set of mitigation measures required for implementation. Only one mitigation measure identified in the Draft EIR was removed per the request of the Placer County Air Pollution Control District during preparation of the Final EIR.

As noted above, the intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING AND REPORTING PROGRAM DESCRIPTION Compliance

The City of Roseville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions. The entity identified as having implementing responsibility has the primary duty to execute the mitigation measures. The "applicant" shall refer to the entity seeking entitlements for development of the project in the project area. In some instances this may require contracting for specialized consultant services. In instances where the implementing responsibility is shared between the City and construction contractors, the City would be responsible for ensuring that the mitigation requirements are implemented.

Field Monitoring of Mitigation Measures

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for approval by City staff, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase.

During construction and following the project, the City's Public Works Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The inspectors will report to the City's Public Works Department and will be thoroughly familiar with the mitigation measures in the MMRP. In addition, the inspectors will be familiar with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for on-site, day-to-day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending particular construction activities.

Once construction has been completed, the City will monitor the project as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; (7) revocation of permits or other entitlements.

Changes to Mitigation Measures

Any substantive change in the monitoring plan made by City Staff shall be reported in writing to the Planning Department. Modifications to the mitigation may be made by City staff subject to one of the following findings, documented by evidence included in the record:

a. The mitigation measure included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment or other factors.

Or

b. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute

mitigation measures are feasible, and the City through measures included in the MMRP or other City procedures can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

Mitigation Monitoring and Reporting Program

The table presented on the following pages provides the MMRP for the proposed project. The MMRP identifies the following:

- 1. an explanation of each impact by issue area, summarized as an impact statement;
- 2. the full text of the mitigation measure(s) applicable to each impact statement;
- 3. the method and/or process by which the mitigation measure will be implemented;
- 4. the timing of implementation of each mitigation measure; and
- 5. the party responsible for ensuring implementation of each mitigation measure.

Following completion of the monitoring and reporting process, the final monitoring results will then be entered into the City's Mitigation Monitoring and Reporting database maintained by the City's Environmental Coordinator.

| Impact | Mitigation Measure | Implementation | Timing | Reviewing Party |
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| Air Quality | | | | |
| 4.2-2 Violate the Placer County Air Pollution Control District Standards for Air Quality | 4.2-2(a) Prior to approval of any grading or improvement plans, whichever occurs first, the applicant shall provide a written calculation to the City Engineer for approval demonstrating that heavy-duty (greater than 50 horsepower) off-road vehicles to be used in the construction of the project, including owned, leased, and subcontractor vehicles, shall achieve a project-wide fleet-average of 20% of NOx reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The Construction Emissions Mitigation calculator (available at www.airquality.org/ceqa/Construction EmissionsMitigationCalculator_v6_2012Jan.xls) shall be used to calculate compliance with this mitigation measure. | Using the Construction Emissions Mitigation calculator, the applicant shall be responsible for providing written calculations demonstrating that heavy- duty off-road vehicles used in construction achieve a project-wide fleet average of 20% of NOx reduction as compared to CARB statewide fleet average emissions. | Prior to approval of grading or improvement plans, whichever occurs first. | The City Engineer shall approve the applicant's written calculation. |
| 4.2-5 Result in the Cumulatively Considerable Net Increase in Criteria Pollutants | 4.2-5(a) Prior to project occupancy, the project applicant shall provide calculations to the City Engineer showing that the project would accomplish the following: Exceed the 2010 Title 24 requirements by 10%; Apply a water conservation strategy that would result in a 44.19% reduction in total water usage. 4.2-5(b) Prior to issuance of building permits, the project applicant shall pay its air quality fair-share off-site mitigation fee sufficient to reduce the project's reactive organic gas and NOx (nitrogen oxide gas)operational emissions to 10 pounds per day (estimated to be approximately \$98,893), for the review and approval of the PCAPCD and the City of Roseville Planning Department. Or Prior to issuance of building permits, the project applicant shall develop and propose an off-site mitigation project (equivalent to the emission reductions required for the proposed project to meet PCAPCD thresholds of significance), subject to review and approval by the City of Roseville Planning Department after consultation with the PCAPCD. The applicant must provide proof that the off-site mitigation project would reduce emissions at an equivalent amount as would be required of the proposed project. | 4.2-5(a) The applicant shall be responsible for providing calculations showing that the project would exceed Title 24 by 10% and apply a water conservation strategy that would result in a 44.19% reduction in total water usage. 4.2-5(b) The project applicant shall be responsible to pay its air quality fair share mitigation fee sufficient to reduce the project's reactive organic gas and NOx operation emissions to 10 pounds per day. | 4.2-5(a) Prior to issuance of occupancy permits 4.2-5(b) Prior to issuance of building permits | 4.2-5(a) The City Engineer shall review the applicant's calculations. 4.2-5(b) The City of Roseville Planning Department shall consult with the PCAPCD to ensure that the applicant pays its air quality fair-share off-site mitigation fee. Or The City of Roseville Planning Department, after consultation with the PCAPCD, shall review and approve the project applicant's proposed off-site mitigation project. |

| Impact | Mitigation Measure | Implementation | Timing | Reviewing Party | |
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| | Biological Resources | | | | |
| 4.3-1 Substantial Adverse Effect on Species Identified as a Candidate, Sensitive, or Special- Status | 4.3-1 Preconstruction Survey. If project construction work is required to be scheduled during the breeding season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any native birds, including raptors, are nesting in or in the vicinity of vegetation to be removed. The preconstruction survey will be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the biologist shall determine an appropriately sized buffer around the nest based on the nesting species and its sensitivity to disturbance in which no work shall be allowed until the young have successfully fledged. The size of the nest buffer shall be determined by City staff based on input from the biologist (using information provided in existing regulations and in guidance documents, e.g., CDFW Handbook for Swainson's Hawks and Staff Report on Burrowing Owl Mitigation), and, if necessary, after consultation with the California Department of Fish and Wildlife (CDFW). | If project construction is required to be scheduled during the breeding season, the applicant shall be responsible for retaining a qualified ornithologist to conduct a preconstruction survey of the work area. The applicant shall ensure that the survey is conducted within 15 days prior to the start of work from March through May, and within 30 days prior to the start of work from June through August. If active nests are found, the biologist will be responsible for determining an appropriately sized buffer for around the nest to allow the young to fledge. If necessary, the biologist may consult with the CDFW. | 15 days prior to the start of work from March through May or within 30 days prior to the start of work from June through August. | The City's Community Development Director shall ensure that the appropriate preconstruction surveys are conducted prior to project construction to reduce impacts to native birds. | |
| | Climate Cl | hange | | | |
| 4.4-1 Generate a Substantial Contribution to GHG Emissions That Conflict With an Applicable Plan or Policy | 4.4-1 Implement Mitigation Measure 4.2-5 (a) and (b). | See Air Quality Impact 4.2-5 a | bove. | | |

| Impact | Mitigation Measure | Implementation | Timing | Reviewing Party | |
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| Cultural Resources | | | | | |
| 4.5-1 Disturb, Damage or Destroy Unidentified Subsurface Archaeological or Historical Resources or Human Remains during Project Construction | 4.5-1(a) Proper Handling of Archaeological Resources. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during any construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Community Development Director and coordinate any necessary investigation of the site with a qualified archaeologist as needed to assess the resources (i.e., whether it is a "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. In consultation with the archaeologists, the contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources. | If any cultural resources are encountered during development activities, the project applicant and applicant's contractor shall be responsible for ensuring that work is suspended within 100 feet of the find. The applicant will also be responsible for immediately notifying the City and coordinating any necessary investigation of the site with qualified archeologists. The contractor shall also be responsible for implementing the protective measures recommended by the archeologist. | During project construction. | The City's Community Development Director shall ensure that the appropriate protocol is implemented, in the event cultural resources are encountered during project development. | |
| | 4.5-1(b) Accidental Discovery of Human Remains. Pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. | In the event of the discovery of human remains, the applicant shall be responsible for immediately notifying the County Coroner. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. | | | |
| 4.5-3 Contribute to the Cumulative Loss of Cultural Resources | 4.5-3 Implement Mitigation Measure 4.5-1(a) and (b). | See Cultural Resources Impact 4.5-1 above. | | | |

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| Impact | Mitigation Measure | Implementation | Timing | Reviewing Party |
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| | Transportation ar | | | |
| 4.12-1 Change in LOS at the East Roseville Parkway/Secret Ravine Parkway Intersection | 4.12-1(a) Vehicle Storage: The amount of vehicle storage in the eastbound left-turn lanes shall be extended by approximately 100 feet. This can be accomplished by extending the dual left-turn lanes an additional 30 feet using available pavement and modifying the 120-foot transition taper to a 90-foot taper. This configuration would not affect storage for the adjacent westbound left-turn lane into the Palisades Shopping Center. 4.12-1(b) Overlap Phase: An overlap phase on the southbound right-turn movement from Secret Ravine Parkway onto East | 4.12-1(a) and 4.12-1(b) The project applicant shall be responsible for making the specified modifications to the eastbound left-turn lanes and installing an overlap phase on the southbound right-turn movement. | 4.12-1(a) and 4.12-1(b) Prior to the project's opening. | City of Roseville Public Works Director shall ensure that the mitigation measures are implemented. |
| | Roseville Parkway shall be installed. This would require eastbound u-turns be prohibited. 4.12-1(c) Reduce Light Timing: The maximum green split (including yellow, and all-red intervals) shall be reduced for the southbound left-turn movement from Secret Ravine Parkway onto East Roseville Parkway from 22 to 18 seconds, and reallocate this available green time equally to the eastbound left-turn and westbound through movements. This can be accomplished by City staff from its Traffic Management Center (TMC) at City offices or through field-controller adjustments. 4.12-1(d) Signal Timing: The traffic signal at the East Roseville Parkway/North Sunrise Avenue intersection shall be retimed to better facilitate westbound traffic signal progression. This mitigation consists of reducing the maximum green split by 1 second for the northbound through, 2 seconds for the eastbound left, and 3 seconds for the southbound through. The green time would instead be allocated to westbound through (3 seconds added), northbound left (2 seconds added), and eastbound through (1 second added). | 4.12-1(c) and 4.12-1(d) The City Engineering Department staff shall be responsible for reducing light timing for the southbound left-turn movement from Secret Ravine Parkway onto East Roseville Parkway and for retiming the traffic signal at the East Roseville Parkway/North Sunrise Avenue intersection. These measures shall be accomplished by City staff from its Traffic Management Center (TMC) at City offices or through field-controller adjustments. | 4.12-1(c) and 4.12-1(d) City staff shall monitor the intersection to determine when these timing modifications should be implemented. | |

| Impact | Mitigation Measure | Implementation | Timing | Reviewing Party |
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| 4.12-2 Change in LOS at the North Sunrise Avenue/Lead Hill Road Intersection | 4.12-2 Retime Signal: The maximum green split (including yellow, and all-red) shall be reduced for the northbound through phase from 50 to 45 seconds, and the westbound left-turn maximum green split increased from 15 to 20 seconds. This can be accomplished by City staff from its Traffic Management Center (TMC) at City offices or through field-controller adjustments. | The City Engineering Department staff shall be responsible for retiming the signal for the northbound through phase and the westbound left-turn. This measure shall be accomplished by City staff from its Traffic Management Center (TMC) at City offices or through field- controller adjustments. | City staff shall monitor the intersection to determine when these timing modifications should be implemented. | City of Roseville Public Works Director shall ensure that the mitigation measures are implemented. |