CHAPTER 2

EXECUTIVE SUMMARY

CHAPTER 2 EXECUTIVE SUMMARY

2.1 PROJECT LOCATION

The project site located in the community of Penryn and consists of two parcels (APN 043-060-052 and 043-060-053). As shown in *Figure 3-1 Site and Vicinity Map* in **CHAPTER 3 PROJECT DESCRIPTION**, the ±15.1-acre project site is located on the west side of Penryn Road, approximately one-half mile north of Interstate 80 (I-80).

2.2 PROJECT SITE CHARACTERISTICS

As shown in *Figure 3-2 Aerial Photograph* in **CHAPTER 3 PROJECT DESCRIPTION**, the Orchard at Penryn site is presently undeveloped and there are no existing structures onsite. The site has approximately 495 feet of frontage along Penryn Road and 60 feet of frontage along Taylor Road.

Topography and Soils: The topography of the site is gently sloping, with elevations ranging between 460 and 480 feet above mean sea level. Soils are of the Andregg sandy loam soil series, which are moderately deep, gently rolling well-drained soils that exhibit moderately rapid permeability, medium surface runoff, and moderate erosion hazard.

Hazardous Materials: The project site soils are known to contain hazardous materials, primarily persistent agricultural chemicals such as DDT and lead arsenate associated with the prior agricultural activities. The project applicant has entered into a voluntary clean-up agreement with the California Department of Toxic Substances Control (DTSC) to remediate these conditions. The proposed site remediation consists of excavation and transport for offsite disposal of 11,600 cubic yards of contaminated soil. Excavated soil would be transported to a Class II solid waste disposal site.

Drainage: The project site is within the Secret Ravine sub-watershed, which is part of the Dry Creek Watershed. Two drainage swales carry water from north to south through the project site. One swale is located near the center of the project site while the other is located at the site's eastern boundary, adjacent to Penryn Road. The swales are tributary to Secret Ravine.

Biological Resources: The predominant habitat types onsite are oak woodland and annual grassland. Approximately half of the site, 7.5 acres, is characterized as oak woodland, which supports a wide diversity of wildlife. The site includes 6.2 acres of grassland habitat, which is comprised primarily of weedy species. The site also supports 1.3 acres of riparian scrub habitat associated with the two drainage swales onsite and 0.499 acres of waters of the U.S. The project site has limited potential to support some special-status wildlife and plant species.

Easements: The following existing easements affect the project site parcels:

- A 42-foot wide highway easement along the Penryn Road frontage;
- A 40-foot wide road, public, and private utility easement along the southern boundary of the parcel that is adjacent to Penryn Road and along the boundary between the two project site parcels (with the easement on each parcel being 20 feet wide);

- A 10-foot Public Utility Easement (PUE) along the eastern portion of the southern boundary of APN 043-060-052 (the western project site parcel);
- A 30-foot wide road, public, and private utility easement along the western and central portion of the southern boundary of APN 043-060-052;
- A 50-foot wide road, public, and private utility easement along the western boundary of APN 043-060-052;
- A triangular highway easement in the northwestern corner of APN 043-060-052;
- A 15-foot wide sewer easement running north-south through APN 043-060-052 on the east side of the drainage swale on this parcel; and
- A 15-foot wide PUE that contains the existing onsite sewer line and located adjacent to the sewer easement described above.

2.3 PROJECT OBJECTIVES

Project objectives for the proposed Orchard at Penryn project are as follows:

- Remediate and reuse contaminated land by developing a use that is consistent with the zoning and land use designation for the site.
- Create a safe living environment for residents by remediating soil contaminated with toxins associated with the previous agricultural uses of the site while also being sensitive to wetland and riparian areas, rock outcroppings, and natural land forms.
- Provide a site design that is sensitive to natural habitat while improving water quality downstream in Secret Ravine and ultimately the Sacramento River.
- Provide attainable housing for working families in the Loomis/Penryn area, thereby reducing commutes to nearby employment centers.
- Provide a variety of onsite recreation facilities for residents, thereby reducing increased demand for offsite recreational areas.
- Avoid onsite environmental effects where feasible and incorporate mitigation for environmental effects into the project design.
- Provide 150 residential units and supporting infrastructure, which is a project size that supports the required public improvements, toxic clean-up, and mitigation.

2.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS

As described in **CHAPTER 3 PROJECT DESCRIPTION**, the project proposes to develop 150 multi-family residential units on the ±15.1-acre property. As shown in *Figure 3-3 Site Plan* in **CHAPTER 3 PROJECT DESCRIPTION**, the project would consist of three or six units per building with parking for a total of 375 vehicles (2.5 parking spaces per unit). The project applicant also proposes to create commonly held open space in the central portion of the project site and build recreational facilities onsite, including a tot lot. The primary site entrance is proposed as a gated entrance from Penryn Road. A secondary exit-only gated access point is proposed for Taylor Road. The proposed project also includes a 30-foot wide landscape easement along Penryn Road, onsite landscaping, an onsite circulation system, and placement of utilities. As

required by the *Horseshoe Bar/Penryn Community Plan*, the project would establish a 30-foot wide landscape easement along Penryn Road.

If the project is approved, Placer County would require the project applicant to construct improvements along the project site's frontage on Penryn Road consistent with the road cross-sections for Penryn Parkway provided in the Community Plan. The applicant is required to provide 44 feet of right-of-way, which is one-half of the full roadway width. This would include widening the road to provide two southbound 12-foot travel lanes, a Class II bike lane, and curb, gutter, and sidewalk. The project would also be required to provide one-half of a center two-way left turn lane.

The actions necessary to complete site remediation are documented in the project's Revised Draft Removal Action Workplan (RAW) (Wallace-Kuhl & Associates 2008), which is provided as Appendix C to this Draft EIR. The RAW recommends removal of 11,600 cubic yards of contaminated soil from ±7.11 acres of the project site. The areas affected by this excavation are shown in *Figure 3-4*. Soil excavations would generally be between 12 and 18 inches deep, although in three locations excavations may reach 24 inches in depth. The soil within and surrounding the eastern drainage swale and the southern portion of the central drainage swale is contaminated and would be excavated. This would destroy the affected portions of the swales and remove the associated riparian and woodland vegetation.

Drainage originating from offsite properties that currently flows through the onsite drainage swales is proposed to be conveyed across the project site in storm drains. Drainage that originates within the project site would be conveyed through storm drain pipes and onsite bioswales to the center of the project site and to a detention basin.

The following existing easements on the project site would remain in effect:

- The 42-foot wide highway easement along the Penryn Road frontage;
- The highway easement in the northwestern corner of APN 043-060-052;
- The 15-foot wide sewer easement running north-south through APN 043-060-052; and
- The 15-foot wide PUE through APN 043-060-052.

The proposed site plan includes the following new or expanded easements:

- Expansion of the existing highway easement along Penryn Road by two feet, to provide a total of 44 feet in width;
- A 12.5-foot wide Multi-Purpose Easement (MPE) along the Penryn Road frontage;
- A 30-foot wide landscape easement adjacent to the MPE described above; and
- A 7.5-foot wide MPE along the Taylor Road frontage.

As part of the proposed project, the following existing easements would be abandoned:

- The 10-foot Public Utility Easement (PUE) along the eastern portion of the southern boundary of APN 043-060-052 (the western project site parcel);

- The 40-foot wide road, public, and private utility easement along the southern boundary of the parcel adjacent to Penryn Road and along the boundary between the two project site parcels;
- The 30-foot wide road, public, and private utility easement along the western and central portion of the southern boundary of APN 043-060-052; and
- The 50-foot wide road, public, and private utility easement along the western boundary of APN 043-060-052.

2.5 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED

CEQA requires that the EIR "identify areas of controversy" that have been raised by either the public or public agencies (Section 15123, CEQA Guidelines). The comments received on the Notice of Preparation of this EIR did not raise any substantial controversies but indicated concern regarding land use compatibility, consistency with the Community Plan, traffic, and aesthetics.

2.6 PROJECT ALTERNATIVES

In addition to the proposed project, this EIR analyzes four alternatives to the project. The alternatives were selected based on a determination that they could reasonably meet most or all of the project objectives (see Section 2.3 above) and reduce potentially significant project impacts. The range of impacts associated with each of the following alternatives is evaluated in **CHAPTER 15 CEQA DISCUSSIONS**.

Alternative A – No Project / No Build Alternative

Alternative A assumes that no development would take place. Thus the 15-acre project site would remain vacant and no site remediation would be conducted. Other development proposals consistent with the adopted land use plans for the site could reasonably be expected in the future, however the proposal of some other action at the project site is not considered "predictable," and no other development is assumed to occur under this alternative.

Alternative B – Reduced Density Alternative

This alternative would develop the entire site in multi-family residential, but with a lower density than the proposed project. Alternative B uses a density of 6.7 units per acre, which is approximately one-third lower than the proposed density. Alternative B provides for construction of 102 residential units onsite. With construction of fewer residential units, the development footprint is reduced. The Alternative B site plan includes larger setbacks at each property boundary, restoration of the eastern drainage swale after implementation of the RAW, and preservation of the 100-year floodplain in that area. This alternative provides open space around the northern portion of the central drainage swale and a detention basin in the southern portion of the central drainage swale, consistent with the proposed site plan.

Alternative C – Mixed Use Alternative

This alternative would develop the eastern project site parcel (±5 acres) with 52,000 square feet of commercial land uses and would develop the western parcel (±10 acres) with 101 multi-family residential dwellings. Access to both portions of the project would be from a single

shared driveway access to Penryn Road. An exit-only access to Taylor Road would also be provided for the residential development. The development footprint would be generally the same as under the proposed project.

Alternative D – Mixed Use Reduced Density Alternative

This alternative would also develop the eastern project site parcel with 32,000 square feet of commercial land uses and develop the western parcel with 75 multi-family residential dwelling units. Access to both portions of the project would be from a single shared driveway access to Penryn Road. An exit-only access to Taylor Road would also be provided for the residential development. The development footprint would be reduced, allowing larger setbacks at each property boundary, restoration of the eastern drainage swale after implementation of the RAW, and preservation of the 100-year floodplain in that area. This alternative provides open space around the northern portion of the central drainage swale and a detention basin in the southern portion of the central drainage swale, consistent with the proposed site plan.

2.7 INTENDED USES OF THE ORCHARD AT PENRYN EIR

The Draft EIR has been prepared in accordance with CEQA (Public Resources Code, Section 21000, et seq.), CEQA Guidelines (14 California Administrative Code, §15000, et seq.) and Placer County's Environmental Review Ordinance. The Draft EIR is an informational document prepared to provide public disclosure of potential impacts of the project and is not intended to serve as a recommendation of either approval or denial of the project. As Lead Agency, Placer County "is responsible for the adequacy and objectivity of the draft EIR" [CEQA Guidelines, §15084(e)]. Section 15121(a) of the CEQA Guidelines states:

> *An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.*

The Orchard at Penryn EIR provides an assessment of environmental impacts associated with construction and operation of the proposed project and presents the means and methods of reducing impact significance where possible.

Required Permits and Approvals

Table 2.1 lists the entitlements and approvals required from Placer County and from other Responsible Agencies for the proposed project. Following the table is a discussion of each of the entitlements and approvals required from Placer County and the approvals and permits required from other agencies.

Table 2.1
Required Permits/Approvals

Required Permit	Responsible Agency
Tentative Subdivision Map	Placer County
Use Permit	Placer County
Design/Site Review	Placer County
Grading Permit	Placer County

Required Permit	Responsible Agency
Improvement Plan Approval	Placer County
Building Permit	Placer County
RAW Approval, Certification of site for "unrestricted land use"	California Department of Toxic Substances Control
Section 404 Nationwide Permit	U.S. Army Corps of Engineers
Section 401 Certification	Regional Water Quality Control Board-Central Valley Region
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board-Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Game

Placer County Required Entitlements, Permits and Approvals

Tentative Subdivision Map Approval The County must review and approve the proposed tentative subdivision map.

Use Permit The County must issue a Use Permit to allow development within the UP Combining Zone district, and for multi-family developments with 21 or more units in the Residential, Multi-Family Zone district.

Design Review The–Dc designation included in the project site zoning designation indicates that Design Review is required. Through the Design Review process, the County will review project plans for compliance with the Placer County Design Guidelines.

Grading Permit Implementation of the RAW would involve extensive grading, which would require issuance of a grading permit by Placer County prior to conducting site remediation.

Improvement Plan Approval The County must review and approve the project's Improvement Plans. Approval of the Improvement Plans would authorize the project developer to proceed with grading associated with project construction (as opposed to grading associated with implementation of the RAW), construction of site improvements (such as roadways and drainage infrastructure), and installation of landscaping.

Building Permit A building permit would be required from the County to construct structures on the project site.

Other Agencies Using the EIR and Consultation Requirements

"Unrestricted Land Use" Authorization The project site contains contaminated soils. The project applicant has entered into a voluntary clean-up agreement with the DTSC to remediate these conditions. The RAW identifies the proposed site remediation actions, which consist of excavation and transport for offsite disposal of 11,600 cubic yards of contaminated soil. DTSC must review and approve the RAW prior to commencement of the site remediation activities. Upon completion of the site remediation, new soil samples would be collected and assessed to confirm that residual contaminant concentrations meet the established cleanup goal. When

adequate site remediation is verified, DTSC may issue certification that known site conditions do not pose a human health hazard and authorize the site for "unrestricted land use."

Section 404 Permit The U.S. Army Corps of Engineers regulates the placement of fill or dredged material that affects waters of the United States, which include streams and wetlands. The Corps regulates these activities under authority granted through Section 404 of the Clean Water Act. The project site includes ±0.499 acres of waters of the U.S., comprised of two swales and a seasonal wetland. Any discharge of dredged or fill materials to wetlands would require permitting pursuant to Sections 401 and 404 of the federal Clean Water Act.

Water Quality Certification (Section 401) The approval and implementation of the proposed project has the potential to affect wetlands or other waters of the U.S. Therefore, the Regional Water Quality Control Board would need to provide water quality certification of the project pursuant to Section 401 of the Clean Water Act. In issuing a Section 401 water quality certification, the Regional Water Quality Control Board reviews the Corps permit conditions of approval and may also require implementation of additional water quality protection measures to ensure that water discharged from the project site will not degrade water quality in receiving water bodies in accordance with the water quality standards of the applicable Basin Plan.

Section 402 National Pollutant Discharge Elimination System Permit Construction of the proposed project would result in clearing, excavation, and grading activities over much of the ±15-acre project site. Compliance with the existing statewide permit for stormwater discharge, administered by the Regional Water Quality Control Board, is required for any project that results in clearing, excavation, and grading activities on more than one acre of land. Permit compliance requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that contains Best Management Practices to decrease stormwater runoff impacts during construction.

Streambed Alteration Agreement Activities affecting the bed, bank, or channel of streams, or the shore of lakes and ponds, are regulated by California Department of Fish and Game (CDFG) pursuant to Section 1602 of the California Fish and Game Code. CDFG jurisdiction extends from top-of-bank to top-of-bank, or to the outside edge of riparian vegetation, whichever is greater. In stream channels, this usually exceeds the extent of Corps jurisdiction. The Streambed Alteration Agreement is developed by CDFG in consultation with the applicant or applicant's representative and identifies mitigation measures that must be implemented to minimize impacts to stream channels and riparian vegetation.

2.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impacts and mitigation measures were identified in the Initial Study (provided in Appendix A to this Draft EIR) and in this EIR. *Table 2.2* lists all of the impacts associated with the proposed project, as evaluated in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less than significant level. *Table 2.3* lists each of the mitigation measures identified in the Initial Study to address the impacts evaluated in that document. All of the impacts evaluated in the Initial Study were found to be reduced to a less than significant level with implementation of the identified mitigation measures.

Table 2-2
EIR Impact Summary

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
LAND USE			
Impact 4.1 Conflicts with General Plan/Community Plan/Specific Plan Designations or Zoning, or Plan Policies	**S**	Various mitigation measures identified throughout chapters 5 through 14.	**LTS**
Impact 4.2 Conflicts with Local and/or Regional Land Use Plans and Policies Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect	**S**	Various mitigation measures identified throughout chapters 5 through 14.	**LTS**
Impact 4.3 Development of Incompatible Uses and/or the Creation of Land Use Conflicts	**LTS**	No mitigation measures are required.	**LTS**
BIOLOGICAL RESOURCES			
Impact 5.1: Substantial Habitat Reduction Affecting Wildlife and Plant Populations	**S**	**Mitigation Measure 5.1a:** as reflected in the proposed site plan, the project shall retain 0.08 -acres of riparian habitat located in the central portion of the project site. **Mitigation Measure 5.1b:** The project applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) to authorize impacts to the drainage swales and associated riparian habitat on the project site. The project applicant shall adhere to all conditions and requirements of the Streambed Alteration Agreement. Once acquired, the Streambed Alteration Agreement shall be submitted to the Placer County DRC prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site. **Mitigation Measure 5.1c:** The project applicant shall implement one or a combination of the following measures to compensate for impacts to oak woodland habitat. Based on the proposed site plan the project would impact 6.41 acres of oak woodland habitat; however the final determination regarding the amount of oak woodland to be impacted and therefore mitigated will be based on impacts shown on the Improvement Plans. Prior to approval of Improvement Plans the applicant shall::	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		a. Submit payment of fees for oak woodland conservation at a 2:1 ratio, consistent with Section 12.16.080 (C) of the *Placer County Code*. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity; and/or b. Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio; and/or c. Provide for a combination of payment to the Tree Preservation Fund and creation of an offsite Oak Preservation Easement; and/or d. Plant and maintain an appropriate number of trees in restoration of a former oak woodland (tree planting is limited to half the mitigation requirement and the location of any tree planting must be approved by Placer County).	
Impact 5.2: Convert Oak Woodlands	**S**	**Mitigation Measure 5.2a:** The project applicant shall implement Mitigation Measure 5.1c which requires compensation for impacts to 6.41 acres of oak woodland habitat at a 2:1 ratio. Compensation may be through payment of fees, purchase of offsite conservation easements, or recreation of oak woodland habitat.	**LTS**
Impact 5.3: Adversely Affect Federally Protected Wetlands	**S**	**Mitigation Measure 5.3a:** As reflected in the proposed site plan, the project shall retain 0.07 acres of wetland swale located in the central portion of the project site. **Mitigation Measure 5.3b:** The project applicant shall obtain the appropriate permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game to authorize fill of onsite waters of the U.S. These impacts would require an Individual Permit from the Corps, a 401 Water Quality Certification from the Regional Water Quality Control Board, and Streambed Alteration Agreement from the California Department of Fish and Game. Once acquired, these permits shall be submitted to the Placer County DRC prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		work on the project site. **Mitigation Measure 5.3c:** The project applicant shall carry out onsite replacement or offsite banking to mitigate for impacts to wetlands. Minimum replacement ratios shall be 1:1 for wetland habitat. The project applicant shall comply with the U.S. Army Corps of Engineers and County policies requiring "no net loss" of wetlands. The creation/restoration requirements shall be in compliance with the County's Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) and the Programmatic Formal Endangered Species Act Consultation issued by the USFWS. If offsite mitigation is chosen, the project applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County qualified wetlands mitigation bank. The amount of money required to purchase these credits shall be equal to the amount necessary to replace wetland or habitat acreage and value, including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, shall be provided to the County prior to the issuance of grading permits. **Mitigation Measure 5.3d:** In the event that the Placer County Conservation Program is adopted prior to commencement of ground disturbing activities associated with the proposed project, the project shall be developed in compliance with the County's Natural Communities Conservation Plan/Habitat Conservation Plan and the Programmatic Endangered Species Act Consultation issued by the U.S. Fish and Wildlife Service. **Mitigation Measure 5.3e:** The project Improvement Plans shall incorporate Best Management Practices (BMPs) to protect water quality and control erosion and sedimentation of the preserved drainage swale and seasonal wetland onsite as well as drainageways adjacent to the site. BMPs shall be shown on Improvement Plans and subject to approval by the Placer County Planning Services Division and Engineering and Surveying Department (ESD). All BMPs shall be maintained as required to insure effectiveness. BMPs to minimize indirect impacts to federally-protected wetlands shall include the following measures:	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		A. Implementation of ***Mitigation Measure 10.2e,*** which requires the Improvement Plans to show all grading, drainage improvements, vegetation and tree removal, and revegetation of disturbed areas and requires that all work conform to provisions of the Placer County Grading Ordinance. B. Implementation of ***Mitigation Measure 10.5d***, which requires preparation and Air Pollution Control District approval of a dust and erosion control plan. C. Implementation of ***Mitigation Measure 10.5e,*** which requires Improvement Plans to show appropriate design of water quality treatment facilities/Best Management Practices (BMPs) for project construction. D. Implementation of ***Mitigation Measure 11.2a,*** which requires Improvement Plans to show appropriate design of water quality treatment facilities/Best Management Practices (BMPs) for project operation. E. Implementation of ***Mitigation Measure 11.2c,*** which requires storm drain inlets and catch basins within the project area to be marked with language prohibiting dumping.	
Impact 5.4: Adversely Affect Special-Status Species	**PS**	**Mitigation Measure 5.4a:** If site remediation, grading, or construction is to commence during the raptor nesting period (generally March 1 through August 31), the project applicant shall retain a qualified biologist to conduct pre-construction nesting raptor surveys within 30 days prior to the commencement of site preparation activities. The surveys shall confirm the presence or absence of nesting raptors. If an active nest(s) is located, a qualified biologist in consultation with the California Department of Fish and Game shall recommend a buffer area around the nest(s). The buffer area shall be delineated with orange construction fencing and no site remediation, grading, or construction shall take place within the buffer zone until the biologist has determined that all young have fledged and are capable of foraging independently.	**LTS**
Impact 5.5: Conflict with Local Policies or Ordinances Protecting Biological Resources	**S**	**Mitigation Measure 5.5a:** The project applicant shall submit a tree removal exhibit to the Placer County Planning Services Division for review and approval prior to issuance of a grading permit, approval of	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		the Improvement Plans, and/or any development activity onsite, including preliminary clearing or grading (in accordance with Section 36.400 (B) of the County's mitigation program). **Mitigation Measure 5.5b:** The project applicant shall implement Mitigation Measure 5.1c, which requires that impacts to oak woodland habitat be mitigated at a 2:1 ratio. **Mitigation Measure 5.5c:** The project applicant shall mitigate impacts to large oak trees on an inch-per-inch basis. The project applicant shall plant replacement trees onsite or in an offsite location providing restoration of an approved former oak woodland, and/or shall contribute $100 for each diameter inch at breast height removed or impacted to the Placer County Tree Preservation Fund. The project must mitigate for a total of 124.2 tree diameter inches. Tree replacement and conservation mitigation fees shall be paid prior to the issuance of grading permits by Placer County. Any onsite replacement tree planting shall be included on the Improvement Plans for the proposed project. County approval of any offsite replacement tree planting shall also be obtained prior to issuance of grading permits by Placer County. **Mitigation Measure 5.5d:** The project applicant shall implement Mitigation Measure 5.3a, which requires the applicant to obtain the appropriate permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game prior to issuance of grading permits, approval of Improvement Plans, and/or any clearing, grading, or excavation work on the project site. **Mitigation Measure 5.5e:** The project applicant shall implement Mitigation Measure 5.3b, which requires the applicant to carry out onsite replacement or offsite banking to mitigate impacts to wetlands with a minimum replacement ratio of 1:1. This mitigation measure shall be implemented prior to issuance of grading permits. **Mitigation Measure 5.5f:** The project applicant shall implement Mitigation Measure 5.4a, which requires pre-construction nesting raptor surveys within 30 days prior to the commencement of site preparation activities to confirm the presence or absence of nesting raptors if	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		construction is to occur during the raptor nesting period (generally March 1 through August 31).	
VISUAL RESOURCES			
Impact 6.1: Substantially Degrade Existing Visual Character or Quality	**S**	**Mitigation Measure 6.1a:** All buildings constructed onsite shall have a maximum height of 30 feet. Architectural features shall have a maximum height of 34.5 feet. As required by the *Horseshoe Bar/Penryn Community Plan*, the project shall maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. All buildings shall be set back from the northern and southern property lines by a minimum of 15 feet. All buildings shall be set back from the edge of the highway easement along Penryn Road by a minimum of 40 feet. **Mitigation Measure 6.1b:** The project shall implement the proposed Landscaping Plan to provide visual screening of the project site and project structures from surrounding residential development. As required by the *Horseshoe Bar/Penryn Community Plan*, the project would maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. Rather than complete screening of the proposed project, the objective of vegetative screening is to reduce the visual contrast from open space and rural residential development on adjacent properties to the developed condition of the proposed project. Screening shall be provided through a combination of fencing, shrubs, and trees. Fencing shall be consistent with adopted Design Guidelines. Vegetation shall be selected with an emphasis on native species, as feasible, that will provide appropriate screening of the project site. **Mitigation Measure 6.1c:** Prior to submittal of the Improvement Plans for the project, the applicant shall submit to the Planning Services Division a Design/Site Agreement Application to be reviewed and approved by the Design/Site Committee for the project. The review shall be conducted consistent with and in consideration of the design criteria for multi-family residential development contained in the Placer County Design Guidelines. Design Review shall include consideration of: architectural colors, materials, and textures; landscaping; and irrigation; entry features and signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities, fences and walls; all open space amenities; tree removal and replacement; and removal of	**SU**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		riparian vegetation. The review shall ensure that the project is consistent with development policies contained in the Community Design Element of the Horseshoe Bar/Penryn Community Plan, including those specific to the Penryn Parkway land use designation. **Mitigation Measure 6.1d:** Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.	
TRANSPORTATION AND CIRCULATION			
Impact 7.1 Substantially Increase Traffic or Conflict with Level of Service Standards in the Existing Plus Project Condition	**S**	**Mitigation Measure 7.1a:** This project will be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Penryn), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of Building Permits for the project: A) County Wide Traffic Limitation Zone: Article15.28.010, Placer County Code B) South Placer Regional Transportation Authority (SPRTA) C) Placer County/City of Roseville JPA (PC/CR) The current total combined estimated fee is $702,790.20. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time payment occurs.	**LTS**
Impact 7.2 Conflict with Transportation and Circulation Plans and Policies in the Existing Plus Project Condition	**S**	**Mitigation Measure 7.2a:** The project applicant shall implement Mitigation Measure 7.1a, which requires payment traffic impact fees.	**LTS**
Impact 7.3: Adversely Affect Roadway Safety and Emergency Access	**LTS**	No mitigation measures are required.	**LTS**
Impact 7.4: Adversely Affect Alternative Transit	**LTS**	No mitigation measures are required.	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 7.5: Adversely Affect Air Traffic Patterns	**NI**	No mitigation measures are required.	**NI**
AIR QUALITY			
Impact 8.1: Violate Any Air Quality Standard During Project Construction	**S**	**Mitigation Measure 8.1a:** The project applicant shall use low-VOC or no-VOC paints, finishes, and adhesives in all building construction. **Mitigation Measure 8.1b:** During implementation of the RAW, the project applicant shall implement the Erosion Prevention and Sediment Control Plan included as Appendix H of the RAW and any other measures included in the grading permit. Upon completion of site remediation, the applicant shall obtain a tentative "No Further Action" letter from DTSC, and shall begin site work and grading to support project construction in accordance with the approved Improvement Plans. If areas disturbed by RAW implementation are not subject to site work and grading to support project construction within 90 days of completion of site remediation activities, the project applicant shall revegetate those areas. **Mitigation Measure 8.1c:** Prior to the approval of Improvement Plans, the project applicant shall submit a Construction Emission/Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in sections 300 and 400 of APCD Rule 228, Fugitive Dust, and shall include the following requirements: A) Apply soil stabilizers to inactive areas; B) Replace ground cover in disturbed areas quickly; C) Water exposed surfaces three times daily; D) Reduce speed on unpaved roads to less than 15 miles per hour; and E) Manage haul road dust by watering twice daily. **Mitigation Measure 8.1d:** Prior to the approval of Improvement Plans, the project applicant and/or prime contractor shall provide a plan to the Placer County APCD for approval by the APCD demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in site remediation and project construction , including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average 20	**SU**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. 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. **Mitigation Measure 8.1e:** Prior to the approval of Improvement Plans, the project applicant shall submit an enforcement plan to the APCD for review. The enforcement plan shall provide for weekly evaluation of project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194 and APCD Rule 202. An Environmental Coordinator who is CARB-certified to perform Visible Emissions Evaluations shall be hired by the prime contractor or property owner. The Environmental Coordinator shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD. Use of any such vehicle and/or equipment must cease immediately, and the equipment must be repaired within 72 hours. **Mitigation Measure 8.1f:** The applicant shall include the following standard notes on the Improvement Plans and Grading Plan and shall comply with each note throughout site remediation and project construction: 1. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the site remediation and project construction. The inventory shall be updated, beginning 30 days after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		construction timeline including start date, and name and phone number of the property owner, project manager, and onsite foreman. 2. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD. Use of any such vehicle and/or equipment must cease immediately, and the vehicle and/or equipment must be repaired within 72 hours. 3. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations verify compliance with Rule 228 on a weekly basis. Fugitive dust must not exceed 40 percent opacity and must not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations. 4. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. 5. The contractor shall apply water to control dust a minimum of three times per day, as required by Rule 228 Fugitive Dust limitations, to prevent dust impacts offsite. Operational water truck(s) shall be onsite at all times to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked offsite. 6. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		7. During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on-site or taken to an appropriate disposal site. 8. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. 9. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. 10. The contractor shall use CARB ultra low diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. 11. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. 12. All onsite stationary equipment which is classified as 50 horsepower or greater shall either obtain a state-issued portable equipment permit or a Placer County APCD-issued portable equipment permit.	
Impact 8.2: Violate Any Air Quality Standard During Project Operation	**LTS**	No mitigation measures are required.	**LTS**
NOISE			
Impact 9.1: Expose Residents to Noise Levels in Excess of General Plan and Community Plan Standards	**LTS**	No mitigation measures are required.	**LTS**
Impact 9.2: Generate Noise Levels in Excess of General Plan and Community Plan Standards or Cause a Substantial Permanent Increase in Ambient Noise Levels	**LTS**	No mitigation measures are required.	**LTS**
Impact 9.3: Cause a Substantial Temporary Increase in Ambient Noise Levels	**PS**	**Mitigation Measure 9.3a:** Construction noise emanating from any construction activities for which a grading or building permit is required is prohibited on Sundays and federal Holidays, and shall occur only as follows:	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		A. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) B. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) C. Saturdays, 8:00 a.m. to 6:00 p.m. Placer County Department of Environmental Health shall verify that these restrictions are indicated on the grading plans and Improvement Plans prior to approval of the Improvement Plans or issuance of a grading permit. **Mitigation Measure 9.3b:** All construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard dB level for that equipment. **Mitigation Measure 9.3c:** Any blasting associated with the project shall be conducted in accordance with *Placer County General Plan* Policy 9.A.4. **Mitigation Measure 9.3d:** Construction contracts, grading plans, and Improvement Plans shall stipulate that all site remediation and construction truck and equipment traffic (including soil hauling trucks) must access the project site from Interstate 80 and Penryn Road and shall not use Taylor Road or other local roadways.	
GEOLOGY & SOILS			
Impact 10.1: Exposure to Unstable Earth Conditions or Changes in Geologic Substructures	**LTS**	No mitigation measures are required.	**LTS**
Impact 10.2: Significant Disruptions, Displacements, Compaction, or Overcrowding of the Soil	**S**	**Mitigation Measure 10.2a:** The project applicant shall implement *Mitigation Measure 8.1b,* which requires implementation of the Erosion Prevention and Sediment Control Plan included as Appendix H of the Removal Action Workplan and any other measures included in the grading permit during site remediation and grading. **Mitigation Measure 10.2b:** The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following: A. Road, pavement, and parking area design B. Structural foundations, including retaining wall design C. Grading practices D. Erosion/winterization E. Special problems discovered onsite, (i.e., groundwater, expansive/unstable soils) F. Slope stability Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required prior to issuance of Building Permits. This shall be so noted on any Codes, Covenants and Restrictions and on the Informational Sheet filed with the Final Map. 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. **Mitigation Measure 10.2c:** Prior to Improvement Plan approval and/or issuance of a grading permit, Placer County shall verify that the applicant has obtained Department of Toxic Substances Control approval of the final Removal Action Workplan (RAW). The applicant shall submit the final RAW to Placer County. **Mitigation Measure 10.2d:** 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 Department for review and approval. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department Improvement Plan review and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. Design Review shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department prior to acceptance by the County of site improvements. **Mitigation Measure 10.2e:** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the Placer County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, 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 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and Engineering and Surveying Department (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas in accordance with the Improvement Plans. 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 assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		satisfaction of the ESD. The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.	
Impact 10.3: Substantially Alter Topography	**LTS**	No mitigation measures are required.	**LTS**
Impact 10.4: Destroy, Cover, or Modify Unique Geologic or Physical Features	**LTS**	No mitigation measures are required.	**LTS**
Impact 10.5: Significantly Increase Wind or Water Erosion	**S**	**Mitigation Measure 10.5a:** The project applicant shall implement Mitigation Measure 8.1b, which requires implementation of the RAW Erosion Prevention and Sediment Control Plan and any other measures included in the grading permit during site remediation. **Mitigation Measure 10.5b:** The project applicant shall implement Mitigation Measure 10.2d, which requires all site work to meet the Placer County Grading Ordinance requirements and that Improvement Plans be submitted to and approved by the County prior to commencement of site preparation and construction activities. **Mitigation Measure 10.5c:** The project applicant shall implement Mitigation Measure 10.2g, which requires all site work to meet the	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Placer County Grading Ordinance requirements and identifies requirements for erosion control measures to be included in the project Improvement Plans. **Mitigation Measure 10.5d:** A dust and erosion control plan shall be prepared and submitted to the Placer County Air Pollution Control District (APCD) for review and approval prior to approval of Improvement Plans and commencement of construction activities (including grading to support project construction but excluding implementation of the Removal Action Workplan). The dust control plan shall be submitted to the APCD no later than 45 days prior to groundbreaking. The applicant shall not break ground prior to receiving APCD approval of the dust control plan. The plan shall comply with Placer County's Erosion Control standards and the Placer County Grading Ordinance. The plan shall incorporate Best Management Practices (BMPs) for dust and erosion control during construction of site roadways and driveways, and during building pad grading. BMPs to minimize wind and water erosion shall include: • Timing grading activities to minimize the amount of exposed areas during the wet season, to the extent feasible. • Revegetating all areas that have been graded and will remain undeveloped during the rainy season by mid October. Revegetation shall use native vegetation. Revegetated areas shall be secured from the possibility of erosion. • Preventing eroded soil from entering site drainageways through measures such as placement of hay bales or other acceptable materials such as sediment barriers, installation of temporary earth berms, use of fabric silt fences, spreading hay or straw on exposed areas, and/or development of temporary settling areas. Sediment collected at the erosion control sites shall be collected and disposed of once vegetation has become established. • Preventing dust emissions through measures such as maintaining an operational water truck onsite at all times and applying water to areas prior to and after disturbance to	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		maintain adequate moisture in the soil to avoid dust emissions; suspending construction activities during periods of high winds; installing wind barriers to prevent dust emissions from leaving the project site; restricting vehicle and equipment speed to 15 miles per hour in construction areas; and controlling storage piles by keeping them wet, establishing and maintaining surface crusting, covering with tarp or vegetative cover, or installing wind barriers of fifty percent porosity around three sides of the pile. **Mitigation Measure 10.5e:** The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department). The Stormwater Quality Design Manual for the Sacramento and South Placer Regions is an additional guidance document that may be used as a reference for post construction BMPs. Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Place C-4), Straw Bale Barriers (SE-9), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, dust control measures, and concrete washout areas. **Mitigation Measure 10.5f:** Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification number or filing a Notice of Intent and fees. **Mitigation Measure 10.5g:** The project applicant shall implement Mitigation Measure 6.1d, which requires that stockpiling areas be identified on the Improvement Plans and be located as far as practical from existing dwellings and protected resources.	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 10.6: Modify a Water Body Through Changes in Deposition, Erosion, or Siltation	S	**Mitigation Measure 10.6a:** The project applicant shall implement Mitigation Measures 10.2d and e, which require that all grading and construction shall be in accordance with the Placer County Grading Ordinance and shown on the Improvement Plans, which must be approved by the County prior to commencement of construction activities (including grading to support project construction but excluding implementation of the RAW).	LTS
Impact 10.7: Exposure to Geologic and Geomorphological Hazards	LTS	No mitigation measures are required.	LTS
Impact 10.8: Exposure to Hazards Related to Soil Stability	LTS	No mitigation measures are required.	LTS
HYDROLOGY & WATER QUALITY			
Impact 11.1: Violate Water Quality Standards or Waste Discharge Requirements or Degrade Surface Water Quality During Site Remediation and Construction	S	**Mitigation Measure 11.1a:** The project applicant shall implement Mitigation Measures 10.2d and 10.2e, which require that all proposed drainage improvements and vegetation removal be shown on Improvement Plans; that the applicant revegetate all disturbed areas and provide financial assurance for implementation of the erosion control plan; and that all site grading and construction activities conform to the approved Improvement Plans. **Mitigation Measure 11.1b:** The Improvement Plan submittal shall include the submittal of a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to Placer County Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. Best Management Practices measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.	LTS

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Mitigation Measure 11.1c: The project applicant shall implement *Mitigation Measure 10.5f*, which requires the applicant to obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System construction stormwater quality permit and provide appropriate documentation to the Placer County Engineering and Surveying Department.	
Impact 11.2: Violate Water Quality Standards or Waste Discharge Requirements or Degrade Surface Water Quality During Project Operation	**S**	**Mitigation Measure 11.2a:** The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). The Stormwater Quality Design Manual for the Sacramento and South Placer Regions is an additional guidance document that may be used as a reference for post construction BMPs. Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Detention Basins (TC-22), and Water Quality Inlets (TC-50). No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **Mitigation Measure 11.2b:** This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **Mitigation Measure 11.2c:** 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 language as approved by Placer County Engineering and Surveying Department (ESD) and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. Placer County 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 property owner and/or Homeowners' Association shall be responsible for maintaining the legibility of stamped messages and signs. **Mitigation Measure 11.2d:** All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.	
Impact 11.3: Adversely Affect Groundwater Supplies, Recharge, and Existing Flow Patterns	**LTS**	No mitigation measures are required.	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 11.4: Substantially Alter Drainage Patterns; Increase Rate or Amount of Surface Runoff	S	**Mitigation Measure 11.4a:** Storm water run-off (including offsite pass through flow) shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of Placer County Engineering and Surveying Department. Maintenance of these facilities shall be provided by the project owners/permitees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **Mitigation Measure 11.4b:** The project applicant shall implement Mitigation Measure 11.1b, which requires preparation and submittal of a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual.	LTS
Impact 11.5: Place Housing or Improvements Within the 100-year Floodplain	S	**Mitigation Measure 11.5a:** The project applicant shall design and construct the onsite drainage facilities (proposed underground stormdrain pipes) that are conveying the offsite, pass through, stormwater flows to accommodate the future, fully developed, unmitigated 100 year stormwater peak flows per the Placer County Stormwater Management Manual and to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control District. **Mitigation Measure 11.5b:** The project applicant shall prepare a final drainage report, which shall demonstrate that the proposed project will not increase the limits or water surface elevation of both offsite 100 year floodplains upstream and downstream of the project site to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control District. **Mitigation Measure 11.5c:** The project applicant shall show the limits of the future, unmitigated, fully developed 100-year floodplains onsite (after grading and installation of drainage improvements) and any identified 100- year overland release area for both the central and	LTS

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		eastern floodplain on the Improvement Plans and Informational Sheet(s) filed with the Final Map and designate same as a building setback line unless greater setbacks are required. No housing or other improvements shall be constructed within these limits except as otherwise authorized by project approvals.	
Impact 11.6: Impact the Watershed of Important Surface Water Resources	**PS**	**Mitigation Measure 11.6a:** The project applicant shall implement Mitigation Measure 11.2a, which requires the Improvement Plans to include water quality treatment facilities and BMPs. **Mitigation Measure 11.6b:** The project applicant shall implement Mitigation Measures 11.1a through 11.1c, which stipulate compliance with the County's requirements related to Improvement Plans, provision of a final drainage report, and obtaining coverage under the NPDES program for site remediation and project construction activities. **Mitigation Measure 11.6c:** The project applicant shall implement Mitigation Measures 11.2a through 11.2d, which identify requirements related to BMP design and maintenance, stormdrain inlet markings, and design of trash storage areas.	**LTS**
UTILITIES			
Impact 12.1: Exceed Wastewater Treatment Requirements, Require Construction of New Wastewater Facilities	**LTS**	No mitigation measures are required.	**LTS**
Impact 12.2: Have Sufficient Water Supplies, Require Construction of New Water Facilities	**LTS**	No mitigation measures are required.	**LTS**
Impact 12.3: Generate Waste of a Daily Volume that Cannot be Accommodated by Recology Auburn Placer, the WRSL, or the MRF	**LTS**	No mitigation measures are required.	**LTS**
Impact 12.4: Generate a Demand for Communication Services that Requires the Extension of Infrastructure that Could Cause Significant Environmental Impacts	**LTS**	No mitigation measures are required.	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
HAZARDS & HAZARDOUS MATERIALS			
Impact 13.1: Located on a Site that Contains Hazardous Materials	**S**	**Mitigation Measure 13.1a:** The project applicant shall obtain California Department of Toxic Substances Control (DTSC) approval of the final Removal Action Workplan (RAW) prior to Placer County's issuance of a grading permit authorizing commencement of site remediation activities. The project applicant shall implement the RAW and obtain certification from DTSC for unrestricted land use prior to Placer County's approval of Improvement Plans. The certification from DTSC may be in the form of a tentative No Further Action letter.	**LTS**
Impact 13.2: Hazardous Materials Use, Transport, and Disposal	**S**	**Mitigation Measure 13.2a:** The project applicant shall obtain California Department of Toxic Substances Control approval of the final Removal Action Workplan (RAW) prior to issuance of a grading permit from Placer County. The project applicant shall implement the Transportation Plan included in Appendix G of the RAW. **Mitigation Measure 13.2b:** Except during implementation of the Removal Action Workplan, the following Best Management Practices shall be implemented during all site preparation and construction activity within the project site to control pollutant sources associated with the handling and storage of construction materials and equipment, as well as with waste management and disposal. A. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings. B. Whenever possible, wash out concrete trucks offsite in County designated areas. When the trucks are washed onsite, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets. C. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility. D. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Avoid over-application of fertilizers, herbicides, and pesticides. Do not mix hazardous waste with other waste produced onsite. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility. E. Dispose of waste oil and other equipment maintenance waste in compliance with federal, State and local laws, regulations and ordinances.	
Impact 13.3: Creation of or Exposure to Health Hazards	**S**	**Mitigation Measure 13.3a:** The project applicant shall implement Mitigation Measure 13.1a, which requires obtaining DTSC approval of the final RAW prior to issuance of a grading permit from Placer County, implementing the RAW, and obtaining certification from DTSC for unrestricted land use prior to issuance of a building permit from Placer County. **Mitigation Measure 13.3b:** In constructing the stormwater detention basin and installing stormwater conveyance infrastructure, the project applicant shall implement the following Best Management Practices or other similar and equally effective practices in accordance with the recommendations of the *Best Management Practices for Mosquito Control in California* handbook (California Department of Public Health	**LTS**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		and Mosquito and Vector Control Association of California 2010). A. Consider mosquito production during the design, construction, and maintenance of stormwater infrastructure. B. All underground drain pipes should be laid to grade to avoid low areas that may hold water for longer than 96 hours C. Provide proper grades along conveyance structures to ensure that water flows freely. D. Design and maintain systems to fully discharge captured water in 96 hours or less. E. Avoid the use of loose rock rip-rap that may hold standing water; use concrete or liners in shallow areas to discourage plant growth where vegetation is not necessary. F. Design containment basins with adequate slopes to drain fully. The design slope should take into consideration buildup of sediment between maintenance periods G. Design accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. H. Whenever possible, design deep zones in excess of four feet to limit the spread of invasive emergent vegetation such as cattails. The edges below the water surface should be as steep as practicable and uniform to discourage dense plant growth that may provide immature mosquitoes with refuge from predators and increased nutrient availability. I. Whenever possible, provide a means for easy dewatering if needed. **Mitigation Measure 13.3c:** The applicant shall prepare a Mosquito Control Plan for administration by the Homeowners Association and/or Property Manager/Owner. This plan will describe various methods of managing the stormwater detention basin, stormwater conveyance	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		infrastructure, and landscape irrigation system to reduce mosquito breeding. The management plan shall be reviewed and approved by the Placer Mosquito and Vector Control District prior to Improvement Plan approval. The management plan shall include the following Best Management Practices or other similar and equally effective practices in accordance with the recommendations of the *Best Management Practices for Mosquito Control in California* handbook (California Department of Public Health and Mosquito and Vector Control Association of California 2010). A. Avoid over-irrigating to prevent excess pooling and runoff. B. Routinely inspect, maintain, and repair irrigation system components; check and repair leaky outdoor faucets. C. Manage sprinkler and irrigation systems to minimize runoff entering stormwater infrastructure. D. Avoid intentionally running water into stormwater systems by not washing sidewalks and driveways; prohibit washing cars on streets or driveways. E. Inspect facilities weekly during warm weather for the presence of standing water or immature mosquitoes. F. Remove emergent vegetation and debris from gutters and channels that accumulate water. G. Keep inlets free of accumulations of sediment, trash, and debris to prevent standing water from backing up on roadways and gutters. H. Maintain accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. Emergent plant density should be routinely managed so mosquito predators can move throughout the vegetated areas and are not excluded from pond edges. I. If applicable, maintain deep zones in excess of four feet to limit the spread of invasive emergent vegetation such as	

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		cattails. J. Manage the spread and density of floating and submerged vegetation that encourages mosquito production (i.e., water hyacinth, water primrose, parrot's feather, duckweed, and filamentous algal mats. **Mitigation Measure 13.3d:** If siltation devices are installed with catch basins and other road drainage features, the developer and/or Homeowners Association and/or Property Manager/Owner shall provide periodic treatment, inspection, and vegetation removal when proscribed by the Placer Mosquito and Vector Control District to prevent development of mosquito habitat. Evidence of treatment shall be provided to the Placer Mosquito and Vector Control District upon request.	
CUMULATIVE IMPACTS			
Impact 14.1: Contribute to Cumulative Degradation of Existing Visual Character or Quality	**S**	**Mitigation Measure 14.1a:** The project applicant shall implement Mitigation Measure 6.1a, which requires minimum 15-foot building setbacks from the northern and southern property lines and minimum 40-foot building setbacks from the edge of the highway easement along Penryn Road. **Mitigation Measure 14.1b:** The project applicant shall implement Mitigation Measure 6.1b, which requires implementation of the Landscaping Plan to provide visual screening of the project site and project structures **Mitigation Measure 14.1c:** The project applicant shall implement Mitigation Measure 6.1c, which describes the requirement approval of a Design/Site Agreement for this project.	**SU**
Impact 14.2: Substantially Increase Traffic or Conflict with Level of Service Standards in the Cumulative Plus Project Condition	**S**	**Mitigation Measure 14.2a:** Prior to Improvement Plan approval, the applicant shall make a good faith effort to pay the Town of Loomis their fair share cost of $728 for constructing modified intersection geometries and signal phasing at the intersections of Taylor Road/King Road and Taylor Road/Horseshoe Bar Road. The fair share percentages are identified as 0.34% and 0.36%, respectively. **Mitigation Measure 14.2b:** The project shall implement Mitigation	**SU**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Measure 7.1a, which requires the project to pay traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Penryn), pursuant to applicable Ordinances and Resolutions.	
Impact 14.3: Conflict with Transportation and Circulation Plans and Policies in the Cumulative Plus Project Condition	**S**	**Mitigation Measure 14.3a:** The project applicant shall implement Mitigation Measure 14.2a and Mitigation Measure 7.1a, which require payment of a proportionate share of the total cost for roadway facility improvements.	**SU**
Impact 14.4: Increase Cumulative Concentrations of ROG or NO_X	**S**	**Mitigation Measure 14.4a:** Prior to Improvement Plan approval, the project applicant shall implement one or more of the following mitigation strategies. The mitigation shall be sufficient to offset the amount of summertime project operation emissions of ROG and NO_X that exceed 10 pounds per day. The estimated amount that the mitigation must be sufficient to offset is 0.67 pounds per day of ROG and 0.17 pounds per day of NO_X, a total of 0.84 pounds per day for a 182-day period (summer days). A. Establish mitigation onsite by incorporating design features within the project. This may include, but not be limited to: "green" building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc. NOTE: The specific amounts of "credits" received shall be established and coordinated through the Placer County Air Pollution Control District. B. Establish mitigation offsite within west Placer County by participating in an offsite mitigation program, coordinated through the Placer County Air Pollution Control District. Examples include, but are not limited to participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (i.e. busses, construction equipment, road haulers); or other program that the project proponent may propose to reduce emissions. **C.** Participate in the Placer County Air Pollution District Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of	**SU**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		pollutants (ROG and NOX) in excess of the cumulative threshold of 10 pounds per day during summertime. The estimated payment for the proposed project is $12,012 based on $14,300 per ton for a 182-day period. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of Improvement Plan approval.	
Impact 14.5: Generate Noise Levels in Excess of General Plan and Community Plan Standards or Cause a Substantial Permanent Increase in Ambient Noise Levels	**LTS**	No mitigation measures are required.	**LTS**
Impact 14.6: Substantial Greenhouse Gas Emissions During Site Remediation and Construction	**LTS**	No mitigation measures are required.	**LTS**
Impact 14.7: Substantial Greenhouse Gas Emissions During Project Operation	**LTS**	No mitigation measures are required.	**LTS**

Table 2.3
Initial Study Mitigation Measures

Mitigation Measure(s)
AESTHETICS
MM I.1 The applicant shall submit lighting development standards for inclusion in the C.C. &R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Street Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the development will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources.
BIOLOGICAL RESOURCES
The Initial Study included Mitigation Measure IV.1 to address replacement and compensation requirements for impacts to individual trees. This measure has been replaced with Mitigation Measures 5.1c, 5.5a, and 5.5c.
PUBLIC SERVICES & UTILITIES
MM XIII.1 "Will serve" letters shall be provided from the appropriate service providers.

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