

COUNTY OF PLACER

Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

Michael J. Johnson, AICP Agency Director

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Markham Ravine Ranch Habitat Development Grading Permit (DGP 4951)

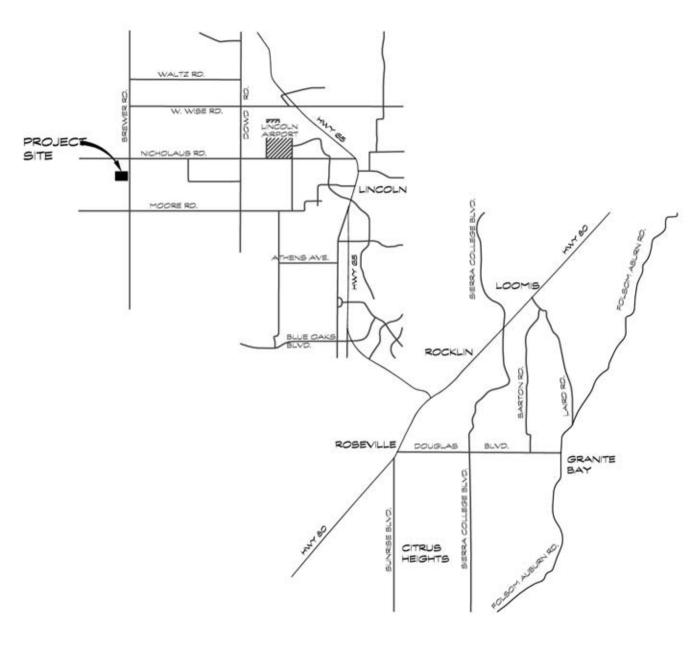
PROJECT DESCRIPTION: The project proposes a grading permit based on a conceptual Habitat Development Plan (HDP) to optimize the conservation values of the 305-acre site located on the border of Sutter and Placer Counties. The HDP plans to construct 64.35 acres of wetland habitats, 7.45 acres of other waters of the US, 305 acres of upland habitats, and various acreages for species habitat credits.

PROJECT LOCATION: 402 S. Brewer Rd, south of Nicolaus Rd, and north of Moore Rd., Lincoln, Placer County

APPLICANT: Restoration Resources, 3888 Cincinnati Avenue, Rocklin, CA 95765, 916-408-2990

The comment period for this document closes on **February 20, 2012**. A copy of the Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the Lincoln Public Library. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Friday, January 20, 2012



VICINITY MAP



COUNTY OF PLACER

Community Development Resource Agency

Michael J. Johnson, AICP Agency Director ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

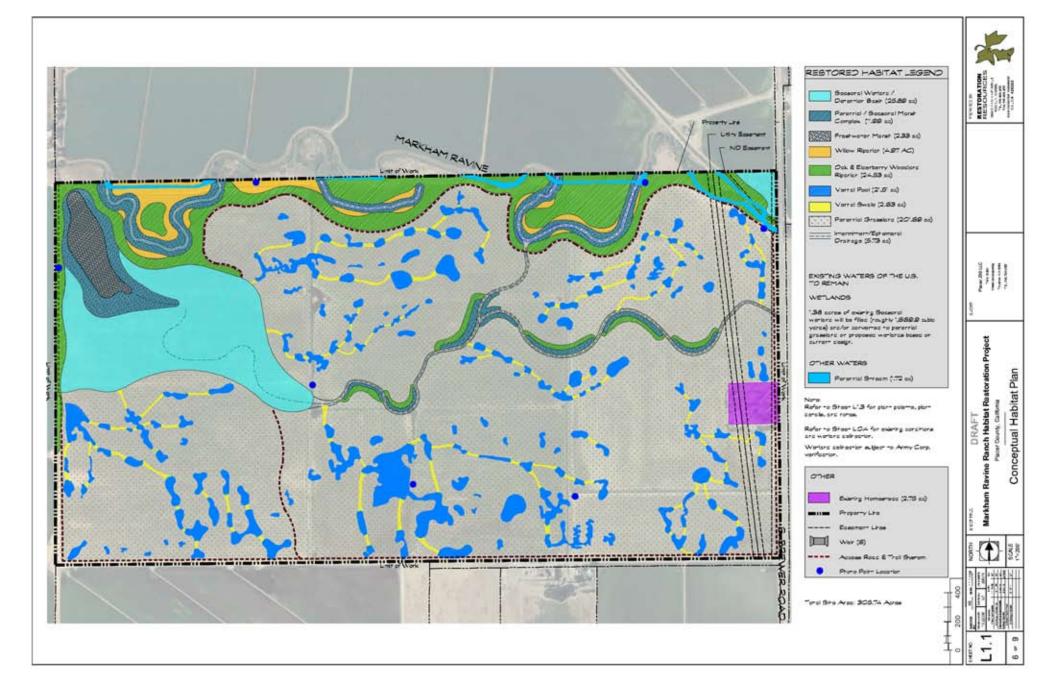
PROJECT INFORMATION

Title: Markham Ravine Ranch Habitat Development Grading Permit	Plus# DGP 4951			
Description: The project proposes a grading permit based on a conceptual Habitat Development Plan (HDP) to optimize the conservation values of the 305-acre site located on the border of Sutter and Placer Counties. The HDP plans to construct 64.35 acres of wetland habitats, 7.45 acres of other waters of the US, 305 acres of upland habitats, and various acreages for species habitat credits.				
Location: 402 S. Brewer Rd, south of Nicolaus Rd, and north of Moore Rd., Lincoln				
Project Applicant: Restoration Resources, 3888 Cincinnati Avenue, Rocklin, CA 95765, 916-408-2990				
Project Owner: Tony Gallas, 11448 Skislope Way, Truckee, CA 96161, 916-769-6787				
County Contact Person: Lisa Carnahan	530-745-3067			

PUBLIC NOTICE

The comment period for this document closes on <u>February 20, 2012</u>. A copy of the Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx, Community Development Resource Agency public counter, and at the Lincoln Public Library. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.





COUNTY OF PLACER

Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP Agency Director

E. J. Ivaldi, Coordinator

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INITIAL STUDY & CHECKLIST (Revised)

The Initial Study & Checklist was posted for a 30-day public review from January 20, 2012 to February 20, 2012. During the public posting period, comments were received from the Placer County Air Pollution Control District resulting in revisions and/or clarifications to Section III, Air Quality, Mitigation Measure MM III.1. Additional language was added to the existing mitigation measure in order to further reduce construction related criteria pollutants.

As the existing mitigation measure was augmented with equal or more effective measures, recirculation of this revised Initial Study, completed on March 9, 2012, is not required pursuant to Section 15073.5 (c)(1) of the CEQA Guidelines.

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Markham Ravine Ranch Habitat Development Grading Permit	Plus# DGP 4951		
Entitlement(s): Grading Permit			
Site Area: Approximately 305 acres	APN: 021-030-060, 065		
Location: 402 S. Brewer Rd, south of Nicolaus Rd, and north of Moore Rd., Lincoln, Placer County			

A. BACKGROUND:

Project Description:

The Markham Ravine Ranch (MRR) is approximately 305 acres of agricultural land located on the border of Sutter and Placer Counties, west of the City of Lincoln, California. A conceptual Habitat Development Plan (HDP) was prepared to optimize the conservation values of the 305-acre site. The HDP provides conservation through the preservation, restoration, creation, and enhancement of vernal pool grasslands, perennial wetlands, seasonal wetlands, and riparian habitat. The design includes all the habitat types the site once supported though not necessarily in the identical footprints of the historical wetland types due to changes in site topography and soil

conditions during the extended period of agricultural use. The project is designed as a balanced cut and fill project, requiring no material to be transported offsite. However, if appropriate vernal pool topsoil from impact sites in the region becomes available, it may be excavated from natural vernal pools permitted for fill and imported to the MRR. No structures or buildings are proposed for the project.

To establish perpetual protection for the 305-acre project site, a conservation easement will be recorded, a long-term management plan will be prepared, and an endowment payment will be made to provide annual funding. The compensatory mitigation value derived from the Markham Ravine Ranch through habitat conservation as described in the HDP is proposed to be used to off-set impacts to U.S. Army Corps of Engineers (Corps) jurisdictional wetlands, federally recognized special-status species and their habitats, state protected species and their habitats, and local protected resources.

Markham Ravine Creek is the most significant existing habitat feature on the property and restoration of its historical meanders, which were straightened mid-century, is a primary feature of the proposed conceptual design. The re-established floodplain and associated riparian corridor will be re-vegetated with native woody and herbaceous vegetation. Excavation will occur in the northwest corner of the site, establish perennial freshwater marsh and seasonal wetland habitat complex, and increase flood water retention. The MRR site is bisected by an area of deep alluvial soils that likely represent a historic stream channel which flowed from east to west. This channel will be reconstructed to accept surface and sub-surface run-off from the project site and from a drainage pipe off Brewer Road and transfer it into the excavated freshwater marsh in the northwest corner of the site. Various water control structures were also included in the proposed design to control the hydrology of the created, restored, and enhanced habitats.

The wetland components of the design include vernal swales and pools, seasonal wetland, seasonal marsh, and freshwater marsh. Vernal swales and pools will be restored/created in historical locations within grassland habitat. Seasonal wetland, freshwater marsh, and oak and willow riparian habitats will be developed along the restored meanders of Markham Ravine Creek and the ephemeral drainage channel in the middle of the site. Seasonal wetland, seasonal marsh, and freshwater marsh habitat will also be created in the northwest corner of the site. According to the proposed mitigation design, a total of 1.38 acres of seasonal wetlands will be filled and/or converted to perennial grassland or other proposed wetlands by habitat construction. These wetland losses will be more than off-set by the approximately 64 acres of wetland restoration/creation.

The compensatory mitigation available for impacts to Corps jurisdictional wetlands includes the restoration of 24.14 acres of vernal pool/vernal swale habitat and approximately 40.21 acres of other wetland habitats for a total of 64.35 acres of wetland habitat restored on the project site. A total of 29.5 acres of oak and willow riparian habitat will be restored or created through the proposed mitigation activities. Impacts to the habitats of special-status plants and animals can be mitigated with a combination of restored habitats depending on the individual ecological needs of the target species. For example, all restored and existing habitat within the preserve, not including the homestead (302.99 acres), is proposed as mitigation for impacts to Swainson's hawk foraging and nesting habitat. The vernal pool and swale habitat proposed for restoration will provide suitable habitat for up to four species of federally threatened or endangered fairy shrimp. Habitat for the federally threatened valley elderberry longhorn beetle (VELB) will be provided through creation and restoration of 24.53 acres of oak and elderberry woodland riparian habitat. Habitat enhancement to the site's grasslands and the installation of some artificial breeding chambers will potentially add up to 201 acres of burrowing owl breeding habitat to be used for mitigation.

Project Site (Background/Existing Setting):

Markham Ravine Ranch is located in the southeastern portion of California's Sacramento Valley in western Placer County. The 305-acre property is located on the border of Sutter and Placer Counties, west of the city of Lincoln, California on the west side of Brewer Road, south of Nicolaus Road and north of Moore Road. The northern boundary of MRR includes Markham Ravine Creek that drains an approximately 33 square mile area of western Placer County and eastern Sutter County. The MRR lies in the Upper Coon – Upper Auburn Watershed, which is a part of the Sacramento River Basin. The MRR is identified in the Placer County Conservation Plan (PCCP) as proposed habitat reserve lands (County of Placer February 2011).

The property currently consists of a single family residence and approximately 293 acres of seasonally irrigated pastureland used for livestock grazing. The property includes existing infrastructure such as water control structures, motor-powered lift pumps, one domestic well, two agriculture wells, access roads/trails, and barbed-wire fences. The MRR property also supports approximately 3.1 acres of wetlands and other waters of the United States

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X-80	Placer County General Plan/	Agriculture

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	(Farm, with a minimum lot size of 80 acres)	Agriculture/Timberland – 80- acre minimum	
North	same as project site	same as project site	same as project site
South	same as project site	same as project site	20-acre parcel with single- family residence and other Agriculturally utilized parcels.
East	same as project site	same as project site	same as project site
West	Agriculture – 80 acre minimum	Sutter County General Plan	same as project site

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

→ Placer County General Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - → Earlier analyses used Identify earlier analyses and state where they are available for review.
 - → Impacts adequately addressed Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - → Mitigation measures For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				Х
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				х
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

Discussion- All Items:

As no buildings or structures are proposed for this project, there would be no effect on a scenic vista or scenic resource, nor would the project substantially degrade the existing character or quality of the site and its surroundings, or create light or glare.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			x	
Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				х
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				х
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				х
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				х

Discussion- Item II-1:

According to the Department of Conservation (2008), the project site consists of Farmland of Local Importance, which includes irrigated pasture land. The project site is currently utilized for annual cattle grazing. Temporary displacement of cattle grazing will occur during construction and while habitat establishment is occurring (estimated to be 3 years), after which the remainder of the entire site would be retained as annual grassland and used for livestock grazing, which would continue to support an agricultural use. Due to the limited impacts from the proposed restoration and creation activities, the impacts are less than significant. No mitigation measures are required.

Discussion- Items II-2,3,4:

The proposed use will not conflict with the General Plan or existing zoning and will not convert the Williamson Act contract associated with the property.

Discussion- Item II-5:

Cattle grazing will continue to be an annual use of the property after the initial habitat establishment period. Additionally, controlled sheep and goat grazing will be conducted throughout the restored riparian habitat zones on an approximately 3-year cycle.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			х	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		х		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		x		
Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)		х		
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			х	

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Although the SVAB is designated as nonattainment for federal and state ozone (O_3) standards, nonattainment for the federal particulate matter standard $(PM_{2.5})$ and state particulate matter standard (PM_{10}) , the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2.3.4:

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (Reactive Organic Gases (ROG) and Oxides of Nitrogen (NO_x)), nonattainment for the federal particulate matter standard ($PM_{2.5}$) and non-attainment for the state particulate matter standard (PM_{10}).

According to the project description, the project will result in an increase in regional and local emissions from construction of the mitigation bank. The short-term increase of air pollutants generated by construction of the project could potentially adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling supplies, and worker vehicle exhaust. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Mitigation Measures- Items III-2,3,4:

MM III.1

Prior to approval of Grading Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control

Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.

Prior to the approval of Grading Plans, the applicant shall provide a written calculation to the APCD demonstrating that the heavy-duty (greater than 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average of 20% of NOx and 45% of Diesel Particulate Matter (DPM) 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 following link shall be used to calculate compliance with this condition and shall be submitted to the District as described above: http://www.airquality.org/ceqa/ (click on the current "Roadway Construction Emissions Model").

Include the following standard notes on the Grading Plans:

- 1. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment.
- 2. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
- 3. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares
- 4. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- 5. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- 6. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- 7. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- 8. 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 (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- 9. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- 10. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- 11. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- 12. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- 13. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- 14. The prime contractor shall submit to the APCD a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

Discussion-Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				x
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				х
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				х
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)				х
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)				х
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				х

Discussion- Item IV-1:

Field reconnaissance of the site, conducted in 2010, indicated the presence of Swainson's hawk foraging activities. Wildlife assessments observed no other special-status wildlife species in the study area. The project has the potential to cause temporary disturbance of Swainson's hawk nesting habitats during construction if there is an active Swainson's hawk nest within 0.5 mile of the project construction activity. A pre-construction survey for nesting birds shall be conducted in order to comply with the Mitigation Measure outlined below. The project also has the potential to temporarily disturb Swainson's hawk foraging habitat during construction. This loss is less than significant due to the fact that it is a temporary loss only during construction and is restricted to the area under construction. Before construction begins, and after construction is complete, the site will be available as foraging

habitat. No mitigation is required for this temporary loss. The project should not result in a permanent loss of Swainson's hawk foraging habitat, since the vernal pools and seasonal wetlands which will be created will be typically only wet during the winter months when Swainson's hawks are not present. In fact, foraging habitat quality is expected to improve because this project will provide a more complex habitat which should increase prey for the hawk.

The proposed project will not affect Conservancy fairy shrimp as surveys conducted on the existing seasonal wetlands on the site (consisting of ditches and wallows) showed no occurrences of any branchiopod species of concern. Grading activities propose the filling of these 1.38 acres of seasonal wetlands, as well as modifications to portions of Markham Ravine Creek. Three historic meanders of the creek will be restored to their former locations, with the southern banks of the restored meanders also receiving fill to create the opportunity for riparian woodland establishment. Additionally, soil excavated during wetland habitat construction will be placed adjacent to portions of the existing perimeter levee along the western border and along the existing south bank levee along Markham Ravine Creek. Although some habitat modification will occur onsite, these impacts will be documented and monitored under the U.S. Army Corps of Engineers Nationwide 27 wetland fill permit, a 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG), and a 401 Water Quality Certification from the Regional Water Board. Additionally, the creation and restoration of additional habitat will ultimately provide an increased benefit species of special concern.

Mitigation Measures- Item IV-1:

MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1-September 15), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game within 10 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish & Game. If construction is proposed to take place between March 1st and September 15th, no construction activity shall occur within 1/2 mile of an active nest unless specifically approved in writing by the California Department of Fish & Game. If construction or other project-related activities which may cause nest abandonment or forced premature fledging are proposed within this ½-mile buffer zone, intensive monitoring (funded by the project sponsor) or by a DFG-approved raptor biologist will be required. Exact implementation of this measure will be based upon specific information at the project site. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nests (or nests) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Game. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 15th and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 15th and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion- Items IV-2,4,6:

The Corps permit, which is still pending for this project, covers the approximately 1.38 acres of seasonal wetlands that will be filled in order to create/restore a functional vernal pool complex, and the jurisdictional perennial stream habitat (Markham Ravine) which will be modified along the creek channel in order to restore three historic meanders of the creek and associated riparian woodlands. The created wetlands and riparian woodlands will have a higher ecological function than what currently exists with the irrigated pastureland and seasonal wetlands. The Corps permit will include performance standards to ensure that the created and restored wetlands satisfy its permit requirements. Continued grazing management will also help to ensure healthy wetlands and annual grassland for vernal pool species and other sensitive plant and animal species.

Discussion- Items IV-3,7,8:

The proposed project will not convert oak woodlands, conflict with any local policies or ordinances protecting biological resources, or conflict with any local, regional, or state conservation plans. No trees are planned for removal as a result of this project.

Discussion-Item IV-5:

The permit application submitted to the U.S. Army Corps of Engineers by Restoration Resources estimated that 1.38 acres of seasonal wetlands will be filled in order to create/restore a functional vernal pool complex that incorporates low mounds and pools interconnected by swales. Although this fill will impact wetlands onsite, the

resulting 64.35 acres of wetlands will be restored to a higher ecological function than what is provided by the existing seasonal wetlands. All impacts and restoration/creation activities will be monitored and mitigated according to the pending Army Corps of Engineers Nationwide 27 wetland fill permit, the 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG), and the 401 Water Quality Certification from the Regional Water Board. As the project will provide for restoration and creation of wetlands according to Army Corps of Engineers requirements, the impact is less than significant. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			х	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				х
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			X	

Discussion-Item V-1:

The project site does not contain any known historical resources and the project does not have the potential to cause adverse change in the significance of a historical resource as defined in the California Environmental Quality Act Guidelines.

Discussion- Items V-2,3,6:

Although the 2007 and 2010 field surveys found no evidence of any prehistoric period occupation or land use on the property, there is the possibility that undiscovered resources may be found in the course of project development work. According to the applicant's consultant (Peak and Associates), the likelihood of significant paleontological resources being discovered during the proposed shallow excavation work is non-existent, and therefore no records search was undertaken. Pursuant to CEQA Guidelines § 15064.5(e), the following standard condition of approval wording will be placed on improvement/grading plans to ensure that no significant impacts to undiscovered archeological or paleontological resources will occur:

If any archeological resources artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a County approved professional archeologist shall be retained to evaluate the deposit. The Placer County Planning Department and the Department of Museums must also be contacted for review of the archeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be included in the general notes section of the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique sensitive nature of the site. No mitigation measures are required.

Discussion-Item V-4:

The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values.

Discussion-Item V-5:

The project site is not used for known religious or sacred uses.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				х
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		х		
3. Result in substantial change in topography or ground surface relief features? (ESD)			х	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				х
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		х		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			Х	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			Х	
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				х

Discussion- Items VI-1.4.9:

A preliminary soils analysis was prepared for the project. According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on three different soils classified as: Cometa-Fiddyment complex, Kilaga loam, and San Joaquin Cometa sandy loams. The only limitation identified was the potential for bedrock to be located deeper than 40" below the surface. The soils analysis does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. No soil will be imported or exported from the site. The maximum proposed cut and fill heights on the site are approximately 5 feet with slopes no steeper than approximately 2:1. No expansive soils were identified as a soil limitation on the site. Construction of the project will not: create any unstable earth conditions, destroy any unique geologic feature, expose people or property to geologic hazards, result in liquefaction or change any geologic substructure resulting in unstable earth, or create risk to life or property by being located on expansive soils. Therefore, there are no impacts.

Discussion-Item VI-2:

The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. No structures or buildings are proposed on the site. To construct the improvements proposed, potentially significant disruption of soils on-site will occur. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. The project's

site specific impacts associated with soil disruptions can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-2:

MM VI.1 The applicant shall prepare and submit Grading 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 (ESD) for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Grading Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department grading plan review and inspection fees with the 1st Grading Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Grading Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Grading Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Grading Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Grading Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Grading 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 Grading 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.

Discussion-Item VI-3:

The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. No soil will be imported or exported from the site. The maximum proposed cut and fill heights on the site are approximately 5 feet with slopes no steeper than approximately 2:1. The project's site specific impacts associated with changes in topography are not considered significant. Therefore, this impact is less than significant.

Discussion- Items VI-5.6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainage ways by transporting erosion from the disturbed area into local drainage ways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. The proposed project grading has the potential to accelerate erosion and degrade water quality. The project will increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1, MM VI.2

MM VI.3 The Grading 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 (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), Wind Erosion Control (WE-1), Velocity Dissipation Devices (EC-10), and revegetation techniques.

MM VI.4 Prior to Grading Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.5 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Grading Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Items VI-7,8:

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. No structures or buildings are proposed on the site. Therefore, these impacts are less than significant.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			x	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			Х	

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH₄), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would be very minor and would result from motor vehicle trips generated by workers.

The project would result in the grading of the majority of the 305 acre site. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				х
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one- quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				х
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				x
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				х
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				х
8. Create any health hazard or potential health hazard? (EHS)				х
9. Expose people to existing sources of potential health hazards? (EHS)				х

Discussion-Item VIII-1:

This project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials.

Discussion-Item VIII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion-Item VIII-3:

There are no known existing or proposed schools within one-quarter mile of the proposed project site.

Discussion-Item VIII-4:

This project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Discussion- Items VIII-5.6:

The proposed project is not located within an airport land use plan or within two miles of a public use airport. Additionally, the project site is not within a vicinity of a known private airstrip. The Lincoln airport is located more than 5 miles to the northeast.

Discussion-Item VIII-7:

The proposed project will not expose people or structures to a significant risk due to wildland fires, as no structures are proposed. According to the submittal materials, the applicant is not seeking approval for docent-led tours at this time. In the future, if docent-led tours become designated for inclusion into the project, the environmental effects of the tours will be evaluated for parking, traffic, environmental health and fire safety issues.

Discussion-Item VIII-8:

The project will not create any health hazard or potential health hazard with respect to Environmental Health Services.

Discussion-Item VIII-9:

The project will not expose people to existing sources of potential health hazards.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Violate any federal, state or county potable water quality standards? (EHS)				х
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				х
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			х	
4. Increase the rate or amount of surface runoff? (ESD)		х		
Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		х		
6. Otherwise substantially degrade surface water quality?(ESD)		х		
7. Otherwise substantially degrade ground water quality? (EHS)			х	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				х
Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		

10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)	х
11. Alter the direction or rate of flow of groundwater? (EHS)	x
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)	x

Discussion- Item IX-1:

The project will not violate any potable water quality standards as there isn't a potable water supply proposed with this project.

Discussion-Item IX-2:

The project will not substantially deplete groundwater supplies as it does not propose utilizing a groundwater source for its water usage.

Discussion- Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. The site is located adjacent to Markham Ravine and most of the site is currently within the 100 year overbank floodplain of Markham Ravine. Markham Ravine is a perennial stream that drains approximately 33 square miles of western Placer County and eastern Sutter County and is included within the greater Upper Coon – Upper Auburn watershed. Markham Ravine eventually drains into the Cross Canal which joins the Sacramento River at Verona. The subject property is currently used as irrigated pasture for livestock. Irrigation water is pumped from Markham Ravine and diverted to various pasture sections through a series of small canals. The site drains generally in a northwest direction into Markham Ravine. At one time Markham Ravine meandered along the northern property boundary. The creek has previously been realigned/straightened on the site; however, creek meanders are still present on the property to the north. The site is nearly flat, except for berms and levees created as part of the ongoing agricultural activities. Low berms separating the different pastures have been created to control the flow of irrigation water. The primary feature of the project is the excavation and restoration of water flows to three historic meanders of the creek channel. The plan proposes to restore these features to their previous locations and to use the spoils to build berms adjacent to the restored channels that will serve to keep flood waters from entering the property except through the armored overflow weir located on the upstream end of the meanders from which the flood waters will pass into the created intermittent drainage feeding the large wetland complex at the northwestern quarter of the site. The meanders will be relatively flat bottomed, but will have planting benches cut into the banks. Side slopes will vary and top elevations of the berms will vary to create naturalistic contours.

The project has analyzed a drainage system that will change the on-site drainage patterns due to the construction of the proposed project. However, the project will continue to convey flows to the existing Markham Ravine. The proposed improvements change the direction of existing on site surface water runoff due to the proposed on site improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development conditions and ultimately into the same existing drainage facilities and watersheds leaving the site. Therefore, this impact is less than significant.

Discussion-Item IX-4:

A preliminary drainage report was prepared by the applicant's engineer. The preliminary drainage report identified that the proposed improvements will not result in an increase in the peak flow runoff or runoff volume from the site. However, due to the large area of grading disturbance, there is a potential to increase stormwater peak flows and/or volumes. Therefore, the proposed project's impacts associated with increases in stormwater peak flows and volume can be mitigated to a less than significant level by implementing the following mitigation measures.

A final drainage report will be prepared and submitted with the site grading plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

Refer to text in MM VI.1, MM VI.2

MM IX.1 The Grading Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying 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 Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Grading Plan submittal and Drainage Report shall provide details showing that storm water run-off peak flow and volume shall be reduced to pre-project conditions through the installation of retention/detention facilities or through a drainage report that does not identify any increase in peak flows and volumes at all downstream discharge points from the property. 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 the Engineering and Surveying Department (ESD) and shall be shown on the Grading Plans.

Discussion- Items IX-5.6:

The construction of the proposed improvements has the potential to degrade water quality and increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. The proposed project grading has the potential to accelerate erosion and degrade water quality. The project will increase the potential for erosion impacts without appropriate mitigations. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, and MM IX.1

MM IX.3 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 (BMPs) 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, Board Order 2003-005-DWQ) and shall be shown on the Grading Plans.

Discussion-Item IX-7:

Standard Best Management Practices (BMPs) will be used as required by the Placer County Engineering and Surveying Division during construction of the project. Examples of construction BMPs include but are not limited to: waddles, fiber rolls, straw mats, revegetation, and silt fencing. With the addition of BMPs, the impact for substantially degrading groundwater quality is less than significant. No mitigation measures are required.

Discussion-Item IX-8:

The project does not propose the construction of any structures, buildings, or housing within the 100 year floodplain. Therefore, there is no impact.

Discussion- Item IX-9:

The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. No soil will be imported or exported from the site. The maximum proposed cut and fill heights on the site are approximately 5 feet with slopes no steeper than approximately 2:1. The proposed grading for the project has the potential to place grading improvements within a 100 year flood hazard area of the on-site drainageway that could impede or redirect existing flood flows. The proposed project's impacts associated with impeding or redirecting 100 year flood flows can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-9:

Refer to text in MM VI.1, MM VI.2, and MM IX.1

MM IX.4 Show the limits of the future, unmitigated, fully developed, 100-year flood plain (before and after on site grading) for the existing on site ephemeral drainage on the Grading Plans. No increase in any upstream or downstream off site 100 year floodplain water surface elevations shall be allowed unless otherwise approved by the ESD.

Discussion- Item IX-10:

According to the 1994 Placer County General Plan Background Report, the site is not located near any significant inundation area for dam failure. The project does not propose the construction of any structures, buildings, or housing that will be impacted by an inundation of water from a dam failure. Therefore, there is no impact.

Discussion-Item IX-11:

This project will not be using a groundwater source for its water supply needs. Thus, the likelihood of altering the direction or rate of flow of groundwater is null.

Discussion- Item IX-12:

The proposed project is located within the Markham Ravine watershed. The proposed project is the construction of wetlands and vernal pools and has the potential to create a long term benefit to the local surface water resources. Therefore, there is no impact.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Physically divide an established community? (PLN)				Х
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				х
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				Х
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				x
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			х	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				х
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				х

Discussion- Items X-1,2,4,6,7,8:

The proposed project will not divide an established community, create urban decay, conflict with the General Plan or zoning, or create a use inconsistent with that of the surrounding area.

Discussion-Item X-3:

The proposed project will not conflict with any locally adopted conservation plans. The proposed project has the potential to assist with implementation of the Placer County Conservation Plan to be completed in 2014.

Discussion-Item X-5:

Although the site will no longer be used for irrigated pastureland, the overall use of the site will remain agricultural (grazing land) and will remain designated for agricultural purposes. No mitigation measures are required.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				х
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				Х

Discussion- All Items:

According to the Mineral Land Classification Map of Placer County, dated 1995, this site is classified as MRZ-4, which means that there are no known mineral resources associated with this site which will be lost due to the implementation of the proposed project. The site is more than eight miles southwest of the Lincoln Clay Products and Gladding-McBean sites.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			х	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				x
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				Х

Discussion-Items XII-1:

The project is in an agricultural area with a limited amount of residential development. There is an offsite residence adjacent to the southern border of the project, as well as one near the northwest corner of the property. Construction of the wetlands will temporarily increase ambient noise levels. The nearby residences may be negatively impacted in the short term. However, this impact is considered to be temporary and less than significant.

A condition of the project will be to comply with the Placer County Noise Ordinance. No mitigation measures are required.

Discussion-Item XII-2:

The project will not create a substantial, permanent increase in ambient noise levels in the project vicinity.

Discussion-Item XII-3:

Construction of the project through build-out will increase temporary ambient noise levels. The closest residences are adjacent to the southern and northwestern borders of the project site. This impact is considered to be temporary and less than significant. The following standard note will be required on Grading Plans and will reduce any potential impact from construction noise to less than significant:

Construction noise emanating from any construction activities for which a Grading Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4 feet x 4 feet shall be located along the perimeter of the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. No mitigation measures are required.

Discussion-Item XII-4:

The project is not located within an airport land use plan.

Discussion-Item XII-5:

The project is not located within the vicinity of a known private airstrip.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				х
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				х

Discussion- All Items:

The project will not directly or indirectly induce population growth in the area nor will it displace housing or require construction of replacement housing.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				х

2. Sheriff protection? (ESD, PLN)		х
3. Schools? (ESD, PLN)		х
4. Maintenance of public facilities, including roads? (ESD, PLN)		х
5. Other governmental services? (ESD, PLN)		х

Discussion-Item XIV-1:

The proposed project does not generate the need for new fire protection facilities as a part of this project. Therefore, there is no impact.

Discussion-Item XIV-2:

The proposed project does not generate the need for new sheriff protection facilities as a part of this project. Therefore, there is no impact.

Discussion-Item XIV-3:

The proposed project does not generate the need for the construction of a new school facility as a part of this project. Therefore, there is no impact.

Discussion-Item XIV-4:

The proposed project does not generate the need for maintenance of public facilities as a part of this project. Therefore, there is no impact.

Discussion-Item XIV-5:

The proposed project is not expected to significantly impact any other governmental services. Therefore, there is no impact.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				х

Discussion- All Items:

The proposed project will not increase the use of existing neighborhood and regional parks or other recreational facilities, as no new housing is proposed. The project does not include any recreational facilities.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in			x	

either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)	х	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)		х
4. Inadequate emergency access or access to nearby uses? (ESD)		х
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)		х
6. Hazards or barriers for pedestrians or bicyclists? (ESD)		х
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)		х
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)		х

Discussion-Items XVI-1,2:

The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. No soil will be imported or exported from the site. The maximum proposed cut and fill heights on the site are approximately 5 feet with slopes no steeper than approximately 2:1. No structures or buildings are proposed on the site. The only traffic generated by the project will be construction traffic during the construction of the on-site restoration. This construction traffic impact is a short term impact. The increases in construction traffic due to this project are consistent with those anticipated in the Placer County General Plan. The increase in traffic generated by this project will not exceed any LOS capacity standards for area roadways. Therefore, the proposed project's impacts associated with increases in traffic are less than significant.

Discussion- Items XVI-3,4,6,7:

The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. No soil will be imported or exported from the site. No structures or buildings are proposed on the site. Construction of the project will not: impact vehicle safety due to design features; create inadequate emergency access, create insufficient parking capacity, create hazards or barriers for pedestrians or bicyclists; conflict with policies supporting alternative transportation; or change air traffic patterns. Therefore, there are no impacts.

Discussion-Item XVI-5:

As proposed, the project would not create insufficient parking capacity on-site or off-site. If, in the future, docent-led tours are proposed as an additional use for the site, parking and circulation concerns will need to be addressed and any identified significant environmental impacts will need to be mitigated.

Discussion-Item XVI-8:

The proposed project will not cause a change in air traffic patterns that will result in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				x
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				х
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				х
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				Х
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				х
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				х

Discussion- Items XVII-1,2,6:

The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. No soil will be imported or exported from the site. No structures or buildings are proposed on the site. The proposed project does not create any wastewater and will not exceed any wastewater requirements of the Regional Water Quality Control Board and will not require any new or expanded wastewater services. Therefore, there is no impact.

Discussion-Item XVII-3:

The project will not require or result in the construction of new on-site sewage disposal systems.

Discussion-Item XVII-4:

The project proposes the preservation, restoration, creation, and enhancement of habitat of approximately 300 acres of agricultural land. The project will disturb approximately 300 acres with grading activity and approximately 160,000 cubic yards of soil will be moved on the site. No soil will be imported or exported from the site. No structures or buildings are proposed on the site. The proposed project does not require the construction of new storm water drainage facilities that will cause a significant environmental impact. Therefore, there is no impact.

Discussion-Item XVII-5:

The project will not be utilizing a potable water supply, thus there was no determination of whether there is a sufficient potable water supply.

Discussion-Item XVII-7:

The project will be served by the Western Regional Sanitary Landfill in Roseville. There is sufficient capacity to accommodate the project's solid waste disposal needs.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		х
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		х
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		х

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

☐ California Department of Fish and Game	Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	□ U.S. Army Corp of Engineers
☐ California Department of Transportation	
☐ California Integrated Waste Management Board	
☐ California Regional Water Quality Control Board	

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Lisa Carnahan, Chairperson Planning Services Division, Air Quality, Lisa Carnahan Engineering and Surveying Department, Phillip Frantz Department of Public Works, Transportation Environmental Health Services, Mohan Ganapathy Flood Control Districts, Andrew Darrow Facility Services, Parks, Andy Fisher Environmental Engineering Division, Janelle Heinzler Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature Date March 9, 2012

E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

	☐ Community Plan			
	☐ Environmental Review Ordinance			
	⊠ General Plan			
	☐ Grading Ordinance			
County Documents	☐ Land Development Manual			
	☐ Land Division Ordinance			
	☐ Tree Ordinance			
	Noise Ordinance Noise Ordinance			
Trustee Agency				
Documents				
	Planning Services Division	⊠ Biological Study		
		☐ Cultural Resources Records Search		
		Lighting & Photometric Plan		
		☐ Paleontological Survey		
		☐ Tree Survey & Arborist Report		
		☐ Visual Impact Analysis		
Site-Specific Studies	Engineering & Surveying Department, Flood Control District	☐ Phasing Plan		
		□ Preliminary Grading Plan		
		☐ Preliminary Geotechnical Report		
		□ Preliminary Drainage Report		
		Stormwater & Surface Water Quality BMP Plan		
		☐ Traffic Study		
		Sewer Pipeline Capacity Analysis		
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)		
		☐ Sewer Master Plan		
		☐ Utility Plan		
		Tentative Map		
	Environmental Health Services	☐ Groundwater Contamination Report		
		☐ Hydro-Geological Study		
		☐ Phase I Environmental Site Assessment		
		☐ Soils Screening		
		☐ Preliminary Endangerment Assessment		
	Planning	☐ CALINE4 Carbon Monoxide Analysis		

| Services Division, Air Quality | Geotechnical Report (for naturally occurring asbestos) | Health Risk Assessment | URBEMIS Model Output | Emergency Response and/or Evacuation Plan | Traffic & Circulation Plan | Traffic & Circulation Plan | Traffic & Circulation Plan | Geotechnical Report (for naturally occurring asbestos) | Health Risk Assessment | URBEMIS Model Output | Traffic & Circulation Plan | Traffic & Circulation Plan | Geotechnical Report (for naturally occurring asbestos) | Health Risk Assessment | Traffic & Circulation Plan | Geotechnical Report (for naturally occurring asbestos) | Traffic & Circulation Plan | Geotechnical Report (for naturally occurring asbestos) | Geotechnical Report (for naturally occurring as

Developments

Abatement District