

# ADDENDUM TO THE BICKFORD RANCH SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

October 13, 2015

State Clearinghouse No. 1998082073

## BACKGROUND AND ACTION TRIGGERING THE ADDENDUM

The Bickford Ranch Specific Plan (BRSP) project is an approved master planned community with residential, commercial, recreational, public/quasi-public, and open space land uses located within an approximately 1,942.5-acre site in unincorporated Placer County (County) between the City of Lincoln and town of Newcastle. The Placer County Board of Supervisors approved the BRSP in 2004 (referred to as the 2004 BRSP) after adoption of an Addendum to the previously certified 2001 Revised Draft Environmental Impact Report (2001 EIR) for the project. The 2001 EIR and 2004 Final Addendum are collectively referred to herein as the 2004 EIR. Since its approval, a number of site development activities have occurred, but construction of the proposed land uses has not commenced.

This addendum to the Final EIR for the BRSP evaluates several amendments to the approved 2004 BRSP; these amendments are collectively referred to as the 2014 BRSP. Specifically, this addendum analyzes the modifications to the layout of land uses within the project site, and elimination of the commercial site, high density residential site, and golf course uses of the 2004 BRSP, which reduced the development footprint by approximately 287.8 acres with a corresponding increase of 273.2 acres in open space<sup>1</sup>. Additionally, this addendum analyzes the shift of Bickford Ranch Road/Sierra College Boulevard intersection north, elimination of Lower Ranch Road/Sierra College Boulevard intersection, and the addition of a new intersection at Bickford Ranch Road/School Ranch Road.

As the lead agency under the California Environmental Quality Act (CEQA), Placer County has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed amendments to the approved 2004 BRSP differ enough from the development scenario described in the 2004 EIR for the adopted 2004 BRSP to warrant preparation of an addendum, but do not represent substantial changes or involve new information of substantial importance that would warrant preparation of either a subsequent or supplemental EIR under Section 15162.

## PREVIOUS ENVIRONMENTAL ANALYSIS

With the proposal of the BRSP, and corresponding Development Standards and Design Guidelines, a comprehensive environmental review process was undertaken by the County in accordance with CEQA to assess the potential environmental impacts from development of the project. This process involved the preparation of the following documents:

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<sup>1</sup> The acreage of the overall project site has been reduced by approximately 14.9 acres to reflect an updated boundary survey (0.3 acres) and elimination of the two parcels identified as Not a Part of this Subdivision (NAPOTS) from overall project acreage (14.6 acres).

- Draft Environmental Impact Report, August 1999 (1999 DEIR)
- Final Environmental Impact Report, November 2000 (2000 FEIR)
- Revised Draft Environmental Impact Report, December 2001 (Printed March 2002) (2001 EIR)

On December 18, 2001, the Board certified the BRSP 2001 EIR (Resolution No. 2001-340) and adopted the BRSP and associated development standards and design guidelines (Resolution No. 2001-341 and Ordinance 5146-B).

Subsequently, all of the foregoing actions were challenged in court. The Court determined that the Board's approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, and the Mitigation Monitoring and Reporting Plan, and resolutions pertaining to Clark Tunnel Road were invalid and consequently, ordered those actions be rescinded. Following nearly three years of litigation proceedings, Placer County and the project developer entered into the settlement agreements with interested parties in 2004. On August 10, 2004, the Board complied with the Court's writ by rescinding its approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, Mitigation Monitoring and Reporting Plan, and the resolutions pertaining to Clark Tunnel Road.

On October 19, 2004, the Board reconsidered the previously certified 2001 EIR together with the Final Addendum to the EIR dated October 2004 (2004 Final Addendum), which addressed the changes between the project evaluated in the 2001 EIR and the project described in the September 2004 BRSP as well as other changes that occurred since 2001, and approved the 2004 BRSP and Design Guidelines (Resolution No. 2004-297). As noted above, the 2001 EIR and 2004 Final Addendum are collectively referred to herein as the 2004 EIR.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: a subsequent environmental impact report (SEIR), a Supplement to an EIR, and an Addendum to an EIR.

Section 15162 of the State CEQA Guidelines describes the conditions under which a SEIR would be prepared. In summary, when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a Subsequent EIR if:

- (1) any of the conditions described above for Section 15162 would require the preparation of a SEIR; and
- (2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

This addendum is intended to evaluate and confirm CEQA compliance for the proposed amendments to the 2004 BRSP, which would be a change relative to what is described and evaluated in the 2004 EIR. These amendments include modifications to the layout of land uses within the project site, and elimination of the commercial site, high density residential site, and golf course uses of the 2004 BRSP, which reduced the development footprint by approximately 287.8 acres with a corresponding increase of 273.2 acres in open space. Additionally, the amendments would shift the Bickford Ranch Road/Sierra College Boulevard intersection north, eliminate the Lower Ranch Road/Sierra College Boulevard intersection and

add a new intersection at Bickford Ranch Road/School Ranch Road. This addendum is organized as an environmental checklist, and is intended to evaluate all environmental topic areas for any changes in circumstances or the project description, as compared to the approved 2004 EIR, and determine whether such changes were or were not adequately covered in the certified 2004 EIR. This checklist is not the traditional CEQA Environmental Checklist, per Appendix G of the CEQA Guidelines. As explained in Section 1.0, this environmental checklist, in which the relevant inquiries under CEQA Guidelines, Section 15162 are embedded, is intended to determine whether the 2014 BRSP would result in new or substantially more severe significant environmental impacts resulting from the proposed modifications to the 2004 BRSP, changes in circumstances (as defined in State CEQA Guidelines Section 15162[a][1-2]), or from new information of substantial importance (as defined in State CEQA Guidelines Section 15152[a][3]).

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ENVIRONMENTAL REVIEW CHECKLIST

**BICKFORD RANCH**

**SPECIFIC PLAN AMENDMENT**

**OCTOBER 2015**

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# **SECTION 1.0**

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*INTRODUCTION AND PROJECT HISTORY*

# SECTION 1.0

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## INTRODUCTION AND PROJECT HISTORY

### 1.1 INTRODUCTION AND PURPOSE OF ENVIRONMENTAL CHECKLIST

The Bickford Ranch Specific Plan (BRSP) project is an approved master planned community with residential, commercial, park, public facilities, and open space land uses located within an approximately 1,942.5-acre site in unincorporated Placer County (County) between the City of Lincoln and town of Newcastle. The Placer County Board of Supervisors approved the BRSP in 2004 (referred to as the 2004 BRSP or 2004 Project) after adoption of the 2004 Final Addendum to the previously certified 2001 Revised Draft Environmental Impact Report (EIR) for the project. Since its approval, a number of site development activities have occurred, but construction of the proposed land uses has not commenced.

As described in **Section 2.0**, the applicant proposes to reinitiate development of the property and is proposing several amendments to the approved 2004 BRSP; these amendments are collectively referred to as the 2014 BRSP or 2014 Project. In order for the County to consider amendments to the approved 2004 BRSP, it must ensure that environmental review consistent with the requirements of the California Environmental Quality Act (CEQA) has been completed. Because the County previously certified an EIR for the BRSP, as modified by the adopted 2004 Final Addendum (see discussion in **Section 1.2** below), and the discretionary action before the County would be to change this already-approved project, the County must determine whether any subsequent environmental review under CEQA is required as a result of the proposed changes. Consistent with the requirements of CEQA Guidelines Section 15162, the County must determine whether any changed circumstances or “new information of substantial importance” will trigger the need for a subsequent EIR. Under Section 15162, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare a subsequent EIR, unless “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.” In which case a “supplement to an EIR” would suffice (see CEQA Guidelines, §15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the County would be required to prepare an addendum to an EIR pursuant to CEQA Guidelines Section 15164, explaining why “some changes or additions” to the EIR “are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

This environmental checklist, in which the relevant inquiries under CEQA Guidelines, Section 15162 are embedded, is intended to determine whether the 2014 BRSP would result in new or substantially more severe significant environmental impacts resulting from the proposed modifications to the 2004 BRSP, changes in circumstances (as defined in State CEQA Guidelines Section 15162[a][1-2]), or from new information of substantial importance (as defined in State CEQA Guidelines Section 15152[a][3]). A change in the regulatory setting does not constitute new information of substantial importance if the underlying impact being regulated is not a new issue. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 531.) If it is determined that new or substantially more severe significant environmental impacts would occur, then a subsequent EIR or supplement to the prior EIR would be warranted.

## 1.2 PROJECT HISTORY

In August 1994, the County Board of Supervisors, during the County’s General Plan update, designated the Bickford Ranch site as Rural Residential (1-10 acres/dwelling unit) and established development standards for the site. The zoning designation was also changed to add a Development Reserve (DR) designation that requires a specific plan for any development of the property beyond those uses permitted by the Rural Residential designation.

With the proposal of the BRSP, and corresponding Development Standards and Design Guidelines, a comprehensive environmental review process was undertaken by the County in accordance with CEQA

to assess the potential environmental impacts from development of the project. This process involved the preparation of the following documents:

- Draft Environmental Impact Report, August 1999 (1999 DEIR)
- Final Environmental Impact Report, November 2000 (2000 FEIR)
- Revised Draft Environmental Impact Report, December 2001 (Printed March 2002) (2001 EIR)

On December 18, 2001, the Board certified the BRSP 2001 EIR (Resolution No. 2001-340) and adopted the BRSP and associated development standards and design guidelines (Resolution No. 2001-341 and Ordinance 5146-B).

Subsequently, all of the foregoing actions were challenged in court. The Court determined that the Board's approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, and the Mitigation Monitoring and Reporting Plan, and resolutions pertaining to Clark Tunnel Road were invalid and consequently, ordered those actions be rescinded. Following nearly three years of litigation proceedings, Placer County and the project developer entered into the settlement agreements with interested parties in 2004. On August 10, 2004, the Board complied with the Court's writ by rescinding its approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, Mitigation Monitoring and Reporting Plan, and the resolutions pertaining to Clark Tunnel Road.

On October 19, 2004, the Board reconsidered the previously certified 2001 EIR together with the Final Addendum to the EIR dated October 2004 (2004 Final Addendum), which addressed the changes between the project evaluated in the 2001 EIR and the project described in the September 2004 BRSP as well as other changes that occurred since 2001, and approved the 2004 BRSP and Design Guidelines (Resolution No. 2004-297). The 2001 EIR and 2004 Final Addendum are collectively referred to herein as the 2004 EIR.

In early 2005, site development activities commenced, including mass grading, tree removal, and wetland species mitigation. None of the site work was completed. Off-site construction of sewer and water infrastructure was also initiated but not completed. The property owner and Applicant of the 2004 BRSP was Suncal Bickford Ranch, LLC.

In 2012, a new Applicant, LV Bickford Ranch, LLC, acquired the property and proposed to develop the BRSP. LV Bickford Ranch, LLC is the property owner and the Applicant.

### **1.3 DOCUMENT ORGANIZATION**

This Environmental Review Checklist has been designed for easy use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of this document is provided. This report includes four principal parts:

- **Introduction and Project History (Section 1.0)** - Provides a brief project background and description of the Environmental Checklist, including its purpose, intended use, and a summary of how the document is organized.

- **Project Description (Section 2.0)** - Includes a discussion of the project site; a statement of project objectives; a summary of the changes in site conditions that have occurred subsequent to the 2004 EIR; a summary of the proposed modifications to the 2004 BRSP, collectively referred to as the 2014 BRSP; and required governmental approvals.
- **Environmental Checklist (Section 3.0)** - Includes a topic-by-topic evaluation on whether there are any “changed conditions” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion.
- **Attachments** - Contains a number of reference items and reports providing support and documentation of the analysis performed in the Environmental Review Checklist.

# **SECTION 2.0**

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## *PROJECT DESCRIPTION*

# SECTION 2.0

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## PROJECT DESCRIPTION

This chapter summarizes the changes in site conditions that have occurred subsequent to the 2004 Environmental Impact Report (EIR) and the proposed modifications to the 2004 Bickford Ranch Specific Plan (BRSP), collectively referred to as the 2014 BRSP.

### 2.1 PROJECT LOCATION

The BRSP site consists of approximately 1,927.9 acres<sup>1</sup> (BRSP site or project site) located within unincorporated Placer County (County) between the City of Lincoln and the communities of Penryn and Newcastle. The regional location of the project site is shown in **Figure 2-1**. The BRSP site includes the following Assessor Parcel Numbers: 031-101-043 through -065; 031-101-067 through -085; 031-180-024 through-030; 031-190-013 through -025; 031-200-016 through -022; 032-010-039 and -040; 032-020-028; 032-020-039 through -049; 032-041-005, and -032-041-081 through -083.

As shown on **Figure 2-2**, the project site is generally bound by Sierra College Boulevard to the west, State Route 193 (SR 193) to the north, and English Colony Way to the south except for a parcel at the northeast corner of Sierra College Boulevard and Caperton Court. The site extends approximately 3.5 miles from the westerly border on Sierra College Boulevard to its easterly border. A small portion of the site is located southwest of Sierra College Boulevard. The Union Pacific Railroad (formerly Southern Pacific) is located along portions of the southern boundary and passes beneath Boulder Ridge in the southeast portion of the property through the approximately 1,600-foot-long Clark Tunnel. Clover Valley Reservoir and Clover Valley Creek are also located near the site's southern boundary. Interstate 80 (I-80) is located approximately four miles south of the project site.

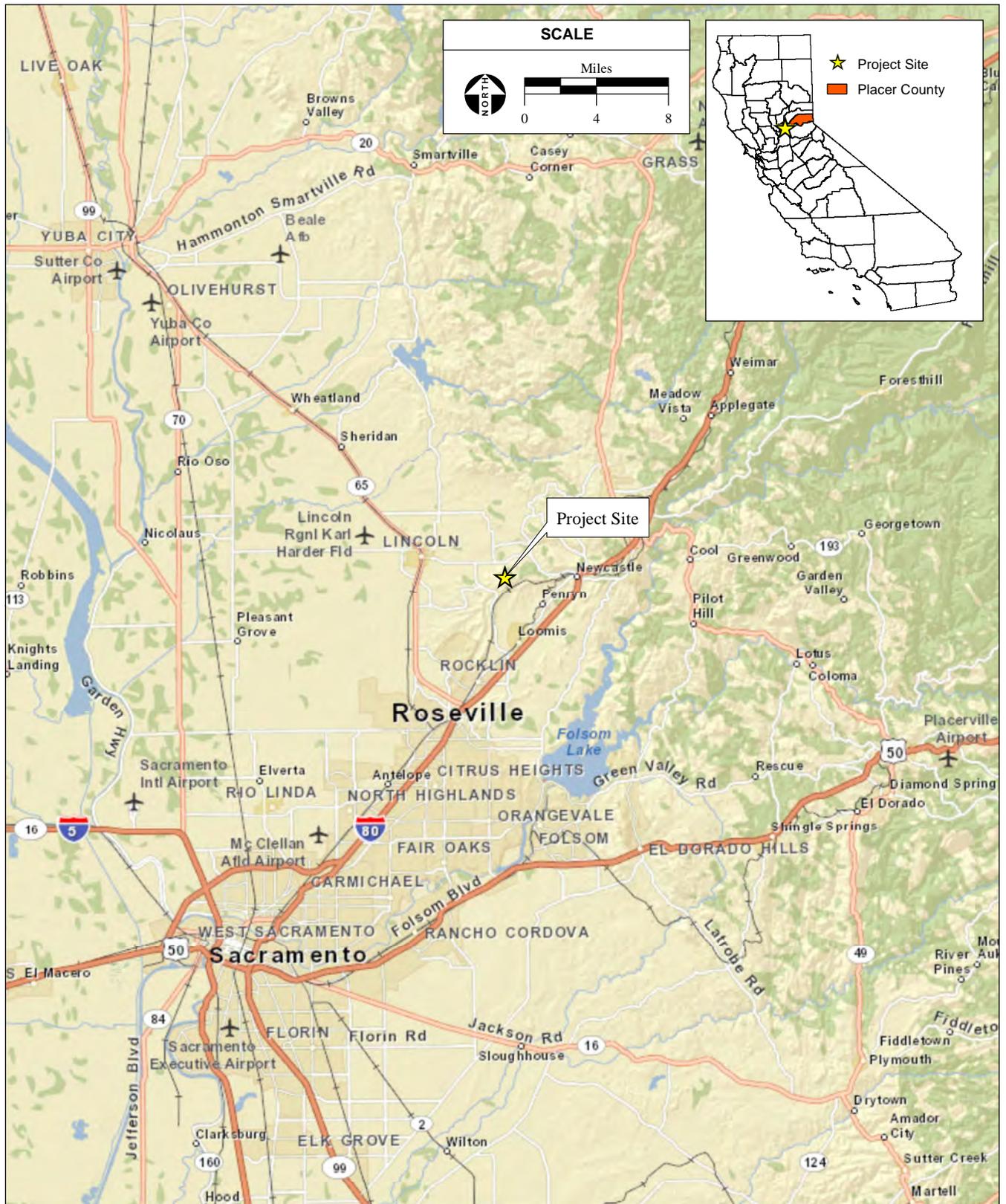
The BRSP site is located within Sections 18, 19, 20, 21, 22, 28, 29 and 30 of Township 12 North, Range 7 East as depicted on the Rocklin and Gold Hill Quadrangles of the United States Geological Survey topographic maps.

### 2.2 CHANGES IN SITE CONDITIONS

Following entitlement approvals granted in 2001 and 2004, site development activities commenced including initiation of mass grading of approximately 700 acres, tree removal, and wetland and special status species mitigation.

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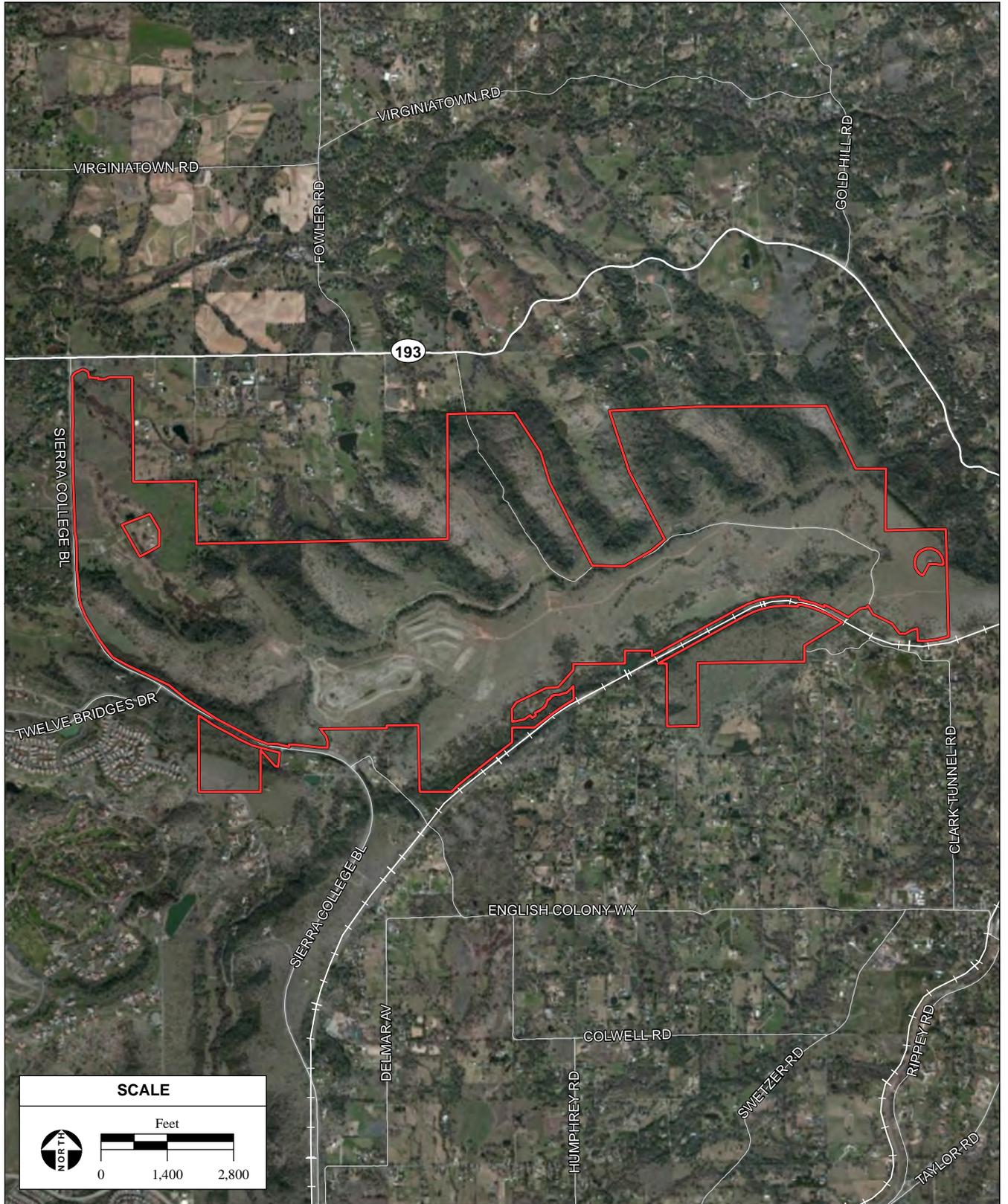
<sup>1</sup> The acreage of the overall project site has been reduced by approximately 14.9 acres to reflect an updated boundary survey (0.3 acres) and elimination of the two parcels identified as Not a Part of this Subdivision (NAPOTS) from overall project acreage (14.6 acres).



SOURCE: ESRI Data, 2015; AES, 2015

Bickford Ranch Specific Plan Amendment Environmental Review Checklist / 214510 ■

**Figure 2-1**  
Regional Location



**Figure 2-2**  
Aerial Photograph

## 2.3 2014 BRSP PROJECT OBJECTIVES

The purpose of this project is twofold. The first objective is to amend the 2004 BRSP as detailed in **Section 2.4**, in conformance with all pertinent laws, policies, and stipulations as required by Placer County (County) in its capacity as the Lead Agency for the 2014 BRSP.

The other purpose is to carry out the 2004 BRSP objectives, as amended, to provide orderly and systematic development of an integrated full-service residential, recreational and retirement (age-restricted) community in a manner that respects the rural character and natural features of the land consistent with the goals and policies of the Placer County 2013 General Plan (2013 General Plan). Specific project objectives for the 2004 BRSP are listed below. Revisions to the objectives for the 2014 BRSP are shown in underlined/stricken text:

1. Aid the County in meeting its recognized obligation to accommodate a percentage of future population growth in Placer County in the unincorporated portion of Placer County by providing 1,890 new residential units in an area identified by the General Plan as appropriate for such residential development;
2. Establish residential development in an area of Placer County identified for growth to assist to relieve growth pressures to develop other land in the County having high agricultural value;
3. Create a quality recreation and residential development with a mix of residential, ~~commercial~~, open space, and recreational land use designated in a manner that provides a distinct identity and sense of place that will be an asset to the region;
4. Establish a high-quality residential community integrated into existing natural open space, native oak woodlands, slopes, and ridges, preserving these features to the extent possible;
5. Provide an ~~age-restricted~~ qualified residential community that responds to the market preferences and needs of senior adults as they relate to housing type, size, cost, security, recreational, and social amenities;
6. Respect the natural grade, terrain, and character of the land by designing residential communities with respect to existing resources and topography, especially around the perimeter of the site to minimize impacts to off-site viewsheds; and
7. Provide all public facilities and services necessary to meet the needs of development within the Plan Area.

## 2.4 PROPOSED BRSP MODIFICATIONS

The 2014 BRSP would result in minor modifications to the layout of land uses within the project site, and would eliminate the commercial, high density residential site, and golf course uses of the 2004 BRSP, reducing the development footprint by approximately 287.8 acres with a corresponding increase of 273.2 acres in open space<sup>2</sup>. Additionally, the 2014 BRSP would shift the Bickford Ranch Road/Sierra College Boulevard intersection north, eliminate the Lower Ranch Road/Sierra College Boulevard intersection and add a new intersection at Bickford Ranch Road/School Ranch Road. Modifications to the unit count

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<sup>2</sup> The acreage of the overall project site has been reduced by approximately 14.9 acres to reflect an updated boundary survey (0.3 acres) and elimination of the two parcels identified as Not a Part of this Subdivision (NAPOTS) from overall project acreage (14.6 acres).

(1,890 units) and overall project density are not proposed. The Specific Plan/Development Standards/Design Guidelines for the 2014 BRSP (dated August 2015) are provided in **Attachment 1**. A summary of the various modifications to the 2004 BRSP proposed as part of the 2014 BRSP is provided below and in **Tables 2-1** and **2-2**.

**TABLE 2-1**  
SUMMARY OF LAND USE MODIFICATIONS BETWEEN 2004 BRSP AND 2014 BRSP

Land Use		2004 BRSP <sup>1</sup>		2014 BRSP		Net Change	
		Acres	Units	Acres	Units	Acres	Units
<b>Residential</b>							
Rural Residential	1 unit/1 to 10 acres	259.6 <sup>3</sup>	56	108.2	27	- 151.4	-29
Low Density Residential	1-5 units/acre	487.9	1,662	576.6	1,798	+ 88.7	+ 136
Medium Density Residential	5-10 units/acre	0	0	16.3	65	+ 16.3	+ 65
High Density Residential	10-21 units/acre	17.3	172	0	0	- 17.3	- 172
<i>Subtotal</i>		<i>764.7 <sup>2</sup></i>	<i>1,890</i>	<i>701.1</i>	<i>1,890</i>	<i>-63.6 <sup>2</sup></i>	<i>0</i>
<b>Open Space and Recreation</b>							
Recreation – Bickford Ranch Community Park		60.9		27.6		- 33.3	
Recreation – Neighborhood Parks		0		15.2		+ 15.2	
Recreation – Recreation Centers		12.9		17.2		+ 4.3	
Recreation – Golf Course and Driving Range		311.8		0		- 311.8	
Recreation – Golf Maintenance Facility		4.2		0		- 4.2	
Open Space – Preserve		673.8		783.5		+ 109.7	
Open Space – Transition		0		163.5		+ 163.5	
Open Space – Parkway		46.3		123.8		+ 77.5	
<i>Subtotal</i>		<i>1,109.7 <sup>2</sup></i>		<i>1,130.8</i>		<i>+ 21.1<sup>2</sup></i>	
<b>Commercial</b>							
Village Commercial		9.7		0		- 9.7	
<i>Subtotal</i>		<i>9.7</i>		<i>0</i>		<i>- 9.7</i>	
<b>Public Facilities</b>							
Public Facilities		4.7		5.1		- 4.0	
School <sup>3</sup>		0 <sup>4</sup>		15.0		+ 15.0	
Fire Station		1.0		1.4		+ 0.4	
Water Facilities		1.8		6.4		4.6	
<i>Subtotal</i>		<i>7.5 <sup>2, 4</sup></i>		<i>27.9</i>		<i>+ 20.4<sup>4</sup></i>	
<b>Major Roadways &amp; Landscape</b>							
Major Roadways		50.9		51.0		+ 0.1	
Landscape Areas		0		17.1		+ 17.1	
<b>Total</b>		<b>1,942.5 <sup>2</sup></b>	<b>1,890</b>	<b>1,927.9</b>	<b>1,890</b>	<b>- 14.9 <sup>5</sup></b>	<b>0</b>
Notes: 1 - Acreages for 2004 BRSP based on Table 2-2 of 2004 Final Addendum, page 21. 2 - Differences in sums due to rounding in BRSP EIR Addendum Table 2-2. 3 - In the 2004 BRSP, 11.8-acre school reservation site was designated Residential. In the 2014 BRSP, the 15.0-acre school site is designated as Public Facilities and will be zoned residential to allow residential uses if site is not utilized for school. 4 - Subtotal does not include school reservation site since acreage is accounted for in Residential category in 2004 BRSP. 5 - Reduction in project size is a result of eliminating NAPOTS parcels from overall acreage (14.6 acres) and updated boundary data and rounding errors (0.3 acres). Source: 2014 BRSP Specific Plan ( <b>Attachment 1</b> )							

**TABLE 2-2**  
DEVELOPMENT FOOTPRINT COMPARISON BETWEEN 2004 BRSP AND 2014 BRSP

	Acreage			Percentage of Site	
	Project Site	Open Space - Preserve and Transition Area	Development Area	Open Space - Preserve and Transition Area	Development Area
2004 BRSP	1,942.5	673.8 <sup>2</sup>	1,268.7	34.7%	65.3%
2014 BRSP	1,927.9	947.0	980.9	49.1%	51.9%
Net Change	-14.6 <sup>1</sup>	+273.2	-287.8	-	

Notes: 1 - The acreage of the overall project site has been reduced by approximately 14.6 acres to reflect the elimination of the two parcels previously identified as Not a Part of this Subdivision (NAPOTS) from overall project acreage. This table does not reflect the changes in acreages from updated boundary data and rounding errors.  
2 - The 2004 BRSP did not include an Open Space Transition Area.

Source: 2014 BRSP Specific Plan (**Attachment 1**)

**Figure 2-3** includes the approved site plan for the 2004 BRSP. A site plan for the 2014 BRSP is provided as **Figure 2-4** and a comparison of the development footprint with the approved 2004 BRSP is provided in **Figure 2-5**.

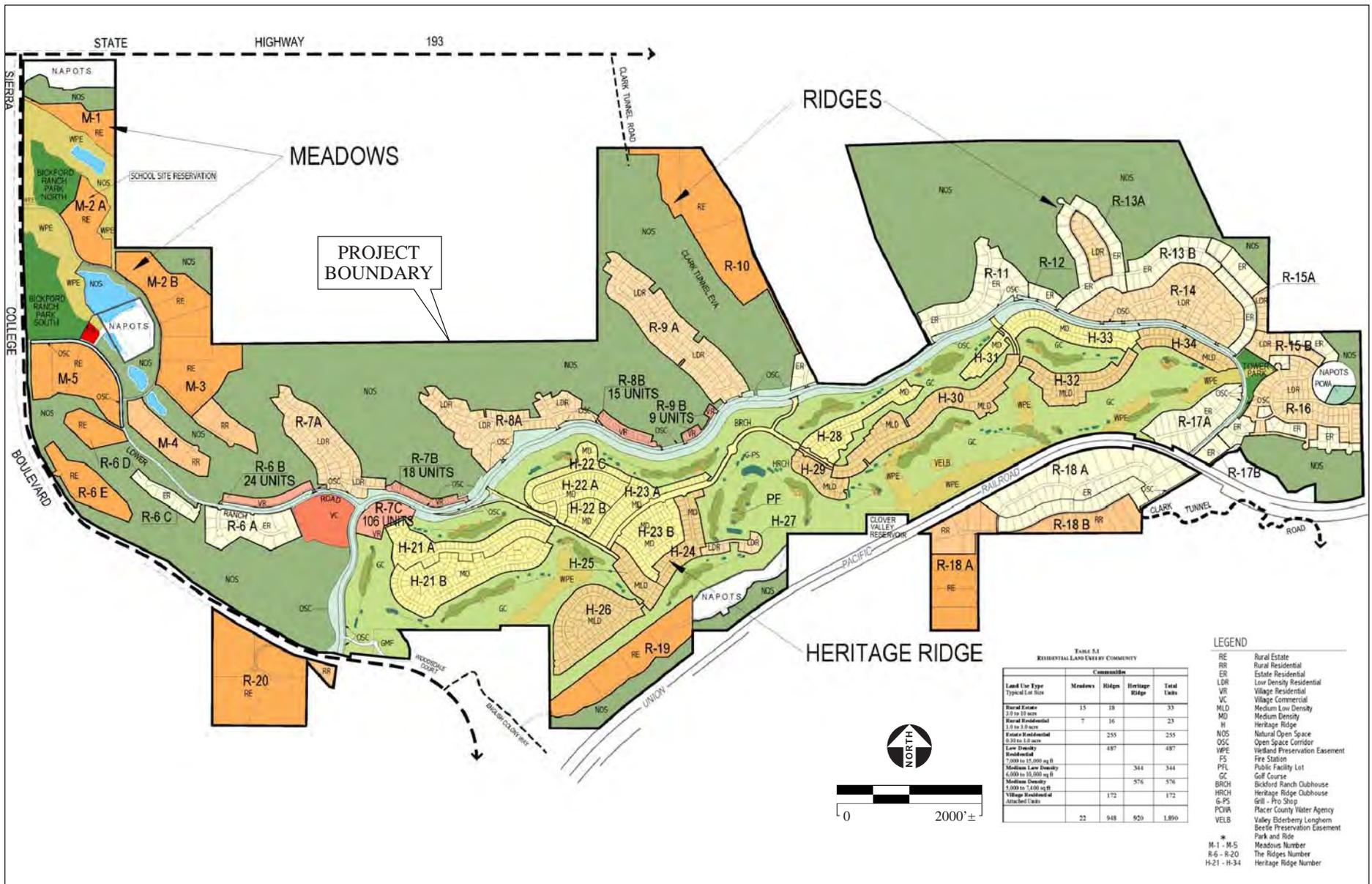
2014 BRSP Proposed Land Use Modifications

▪ **Residential:**

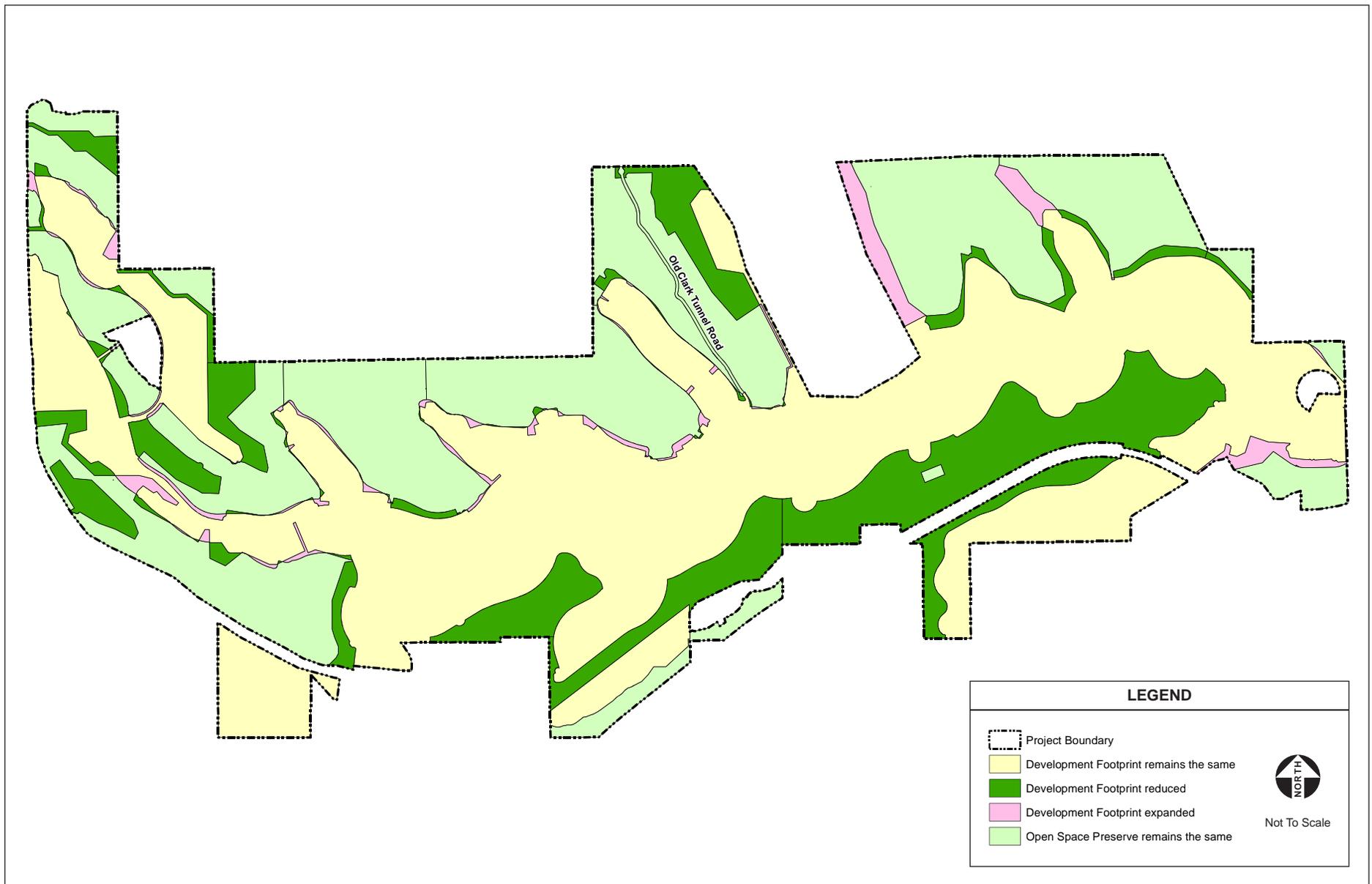
- Increase the residential density of the project from 2.5 units per acre to 2.7 units per acre while maintaining the overall project density of approximately 0.98 units per acre.
- Reduce the area designated for residential uses by 63.6 acres with offsetting increases in open space.
- Reduce and consolidate the number of residential density categories.
- Modify the mix of residential housing types to shift units from the lowest and highest density ranges (High Density Residential and Rural Residential) to mid-range densities (Low Density and Medium Density).
- Increase the number of age-restricted residential units by three units from 947 to 950 units, with a corresponding three unit reduction in the number of conventional units from 943 to 940 units, thus maintaining the 1,890 residential unit cap established with the 2004 BRSP.
- Eliminate the 17.3-acre high density residential site (Village Residential site).

▪ **Open Space and Recreation:**

- *Golf Course Facilities.* Eliminate the golf course, driving range and golf course maintenance facility (316 acres).
- *Parks.* Reduce overall parkland by 18.1 acres and shift 15.2 acres of parkland from public parks to seventeen smaller parks (owned and maintained privately) within neighborhoods. The reduction in overall park acreage is partially attributable to elimination of Tower Park located on the east side of the 2004 BRSP and shifting the wetland preserve easement (WPE) that was previously considered part of Bickford Ranch Community Park in the 2004 BRSP into the open space preserve in the 2014 BRSP. In the 2014 BRSP, park acreage consists Bickford Ranch Community Park.







*Open Space.* Increase the acreage of open space preserve by 109.7 acres and create an open space transition area of 163.5 acres between residential and open space preserves uses. The 2004 BRSP did not include an open space transition area. The open space preserves will be placed in a conservation easement. The open space transition areas will be owned and maintained by the Bickford Ranch Homeowners Association (HOA) and will not be included in a conservation easement.

- *Open Space Corridors/Parkways.* Increase the acreage of open space parkways by 77.5 acres. A portion of the acreage previously located in open space corridors is now in open space preserve or open space transition areas in the 2014 BRSP.

- **Commercial:**

- Eliminate the 9.7-acre commercial site (Village Commercial site).

- **Public Facilities (PF):**

- *PF.* Eliminate the 4.7-acre PF lot on the east side of the BRSP and add 3.0-acre PF lot adjacent to school site.
- *School.* Adjust the designation of the school site from Rural Residential (in the 2004 BRSP) to PF.<sup>3</sup> Increase size of school site from 12.0 acres to 15.0 acres. In the event the school is not constructed, the 2014 BRSP will allow residential units to be transferred to the school site from elsewhere in the project, while maintaining the 1,890 unit cap.
- *Fire Station.* Increase the acreage of the fire station by 0.4 acre.
- *Water Facilities.* Increase the size of the water tank site on the east side of the project site by 1.6 acres to accommodate Placer County Water Agency (PCWA)'s water facilities. Add a 3.0 acre site on the west side of the BRSP to accommodate a second water tank and pump station.

- **Transportation and Transit Facilities:**

- Shift the Bickford Ranch Road/Sierra College Boulevard intersection north on Sierra College Boulevard. A second signal will be constructed at the Sierra College Boulevard/School Ranch Road intersection if the school is constructed.
- Eliminate the Lower Ranch Road/Sierra College Boulevard intersection.
- Maintain the emergency vehicle access locations at Woodsdale Court and at Clark Tunnel Road on the north and south boundaries of the 2014 BRSP.
- Realign trails to correspond to updated residential village design, open space constraints, and roadway network.
- Include a trailhead on the east side of the BRSP with on-street parking on Bickford Ranch Road.
- Modify geometry of streets and trail sections.
- Pave and stripe the existing park and ride lot located off-site on the west side of Sierra College Boulevard, north of Sage Avenue and south of SR 193. The 2004 BRSP included a park and ride facility within the Village Commercial Site that has been eliminated as part of the 2014 BRSP.

- **Public Utilities**

- Update infrastructure and utility service plans to correspond to revised land use plan and updated roadway network.

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<sup>3</sup> In the 2004 BRSP, the Rural Residential acreage (259.6 acres) was overstated by 11.8 acres because the school site was designated Rural Residential.

- Reduce the number of potential on-site domestic water wells from 14 to 4. Proposed on-site domestic wells would be constructed in accordance with Department of Water Resources (DWR) standards. Groundwater in the vicinity of the on-site domestic water wells would be tested prior to installation.
- Implement water conservation measures (e.g. reduced turf, smart irrigation controls, recirculating hot water, etc.) that will result in a water savings of 30.4 percent. Water conservation measures are described in the Bickford Ranch Water Conservation Plan (**Attachment 2**).

## Phasing

The estimated build out of the 2014 BRSP is fifteen to twenty years, subject to economic conditions. Consistent with the 2004 BRSP project phasing plan, the phasing of the 2014 BRSP project will generally occur from the western edge of the property and gradually move eastward. The 2014 BRSP project will be developed in three major phases as shown in **Figure 2-6**. The timing and triggers for construction of infrastructure, roadways, parks and public facilities are addressed in the proposed Development Agreement.

## 2.5 DISCRETIONARY ACTIONS

### 2.5.1 LEAD AGENCY

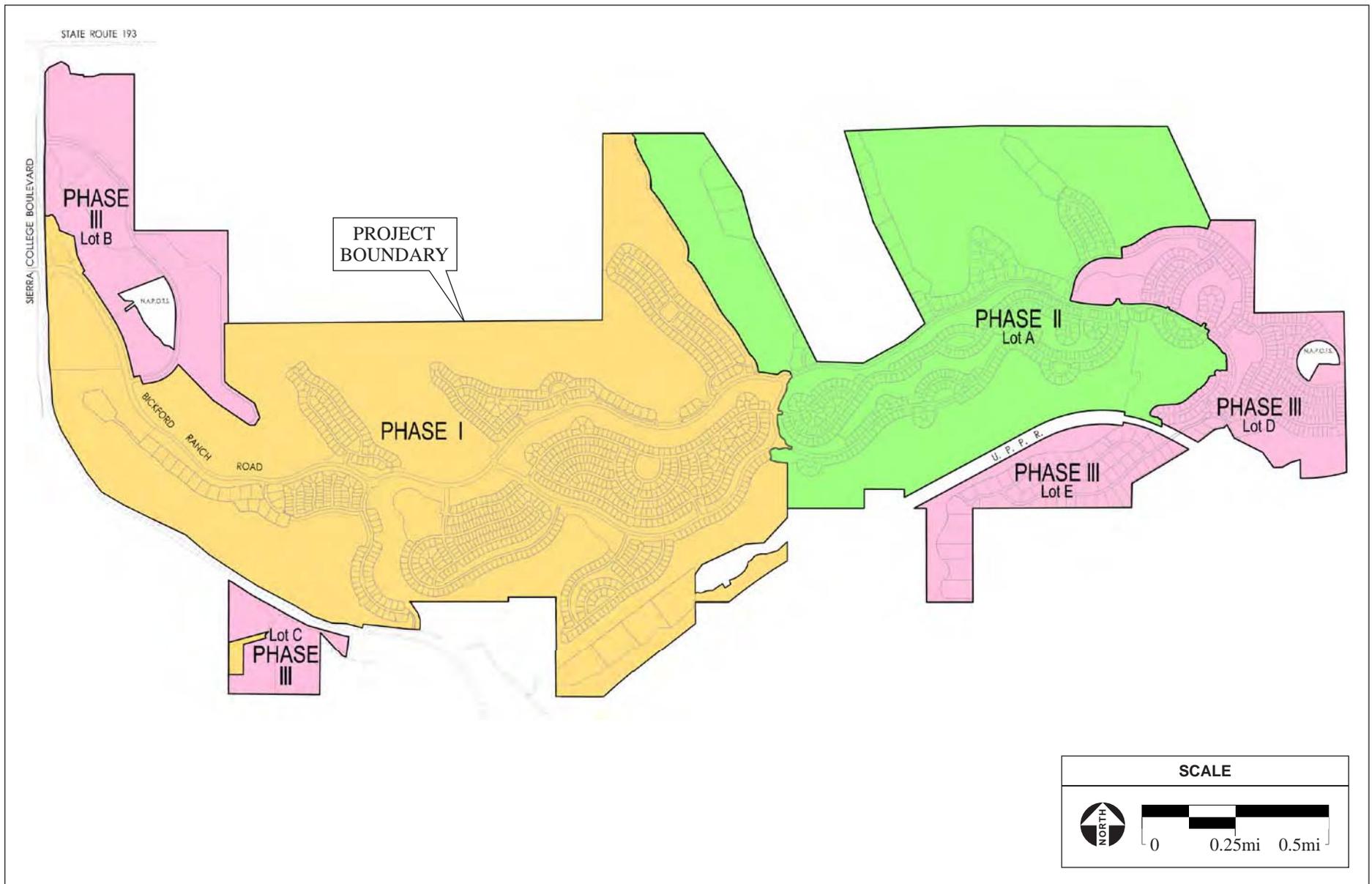
Entitlements, approvals and/or permits that may be sought from the County are listed below:

- Addendum to Bickford Ranch EIR and adoption of amendments to the Mitigation Monitoring and Reporting Plan;
- Rezone of 1927.9 acres from Farm (F-B-X-DR 10 and 20 acre min and F-B-X 10 and 20 acre min) to SPL-BRSP;
- Adoption of Bickford Ranch Specific Plan, as amended;
- Adoption of Bickford Ranch Development Standards, as amended;
- Adoption of Bickford Ranch Design Guidelines, as amended;
- Approval of Bickford Ranch Vesting Phased Large Lot Merger and Resubdivision Map;
- Adoption of Amended and Restated Development Agreement by and between County and LV Bickford Ranch, LLC.

### 2.5.2 RESPONSIBLE AGENCIES

In addition to the list of entitlements, approvals and/or permits identified in above that must be obtained from Placer County, the following approvals, consultations, and/or permits may be required from other agencies:

- 404 Permit from the U.S. Army Corps of Engineers;
- Streambed Alteration Agreement from the California Department of Fish and Wildlife;
- Water Quality Certification from the State Water Resources Control Board;
- Storm Water Discharge Permit from the State Water Resources Control Board; and
- Water and Wastewater Service District Plan Approvals from the State Department of Water Resources.



## **SECTION 3.0**

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### *ENVIRONMENTAL CHECKLIST FOR SUPPLEMENTAL ENVIRONMENTAL REVIEW*

# SECTION 3.0

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## ENVIRONMENTAL CHECKLIST FOR SUPPLEMENTAL ENVIRONMENTAL REVIEW

### 3.1 INTRODUCTION

#### 3.1.1 EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

The purpose of this checklist is to evaluate the categories in terms of any “changed conditions” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion. The checklist includes the full range of environmental topics, as presented in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the 2004 Environmental Impact Report (EIR). For instance, the environmental categories might be answered with a “no” in the checklist because the impacts associated with the 2014 Bickford Ranch Specific Plan (BRSP) were adequately addressed in the 2004 EIR, and the environmental impact significance conclusions of the 2004 EIR remain applicable. The purpose of each column of the checklist is described below.

#### **Where Impact Was Analyzed in the 2004 EIR**

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue. If ‘N/A’ is indicated, this issue area was not specifically addressed in the 2004 EIR due to either an amendment to Appendix G of the CEQA Guidelines or because it was previously dismissed during the scoping period. This Environmental Checklist Review provides an evaluation of each topic regardless of whether an issue was previously addressed in the 2004 EIR.

#### **Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?**

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the modifications proposed under the 2014 BRSP will require major revisions to the 2004 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Notably, where the only basis for preparing a subsequent EIR or a supplement to an EIR is a new significant impact or a substantial increase in the severity of a previously identified impact, the need for the new EIR can be avoided if the project applicant agrees to one or more mitigation measures that can reduce the significant effect(s) at issue to less-than-significant levels. (See *River Valley Preservation Project v. Metropolitan Transit Development Board* (1995) 37 Cal.App.4th 154, 168.)

Additionally, pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to the prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

### **Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?**

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigations remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects or the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, the question would be answered 'Yes' requiring the preparation of a subsequent EIR or supplement to the EIR. However, if the additional analysis completed as part of this Environmental Checklist Review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered 'No' and no additional EIR documentation (supplement to the EIR or subsequent EIR) would be required. As described above, where the only basis for preparing a subsequent EIR or a supplement to an EIR is a new significant impact or a substantial increase in the severity of a previously identified impact, the need for the new EIR can be avoided if the project applicant agrees to one or more mitigation measures that can reduce the significant effect(s) at issue to less-than-significant levels.

### **Do Mitigation Measures in the Adopted 2004 MMRP Address/Resolve Impacts?**

This column indicates whether the mitigation measures in the adopted 2004 Mitigation Monitoring and Reporting Program (MMRP) address effects from the 2014 BRSP modifications in the related impact category. In some cases, the mitigation measures have already been implemented. A 'Yes' response will be provided in either instance. A 'Yes – with proposed revisions' response will be provided when modifications need to be made to the mitigation measures in the adopted 2004 MMRP to address the 2014 BRSP. If 'N/A' is indicated, this Environmental Checklist Review concludes that the impact does not occur with this project and, therefore, no mitigation measures are needed.

### **3.1.2 IMPACT DISCUSSION AND MITIGATION SECTIONS**

#### **Changes to Background Conditions and Regulatory Setting**

A summary of pertinent changes that have occurred to the environmental and regulatory setting for each environmental category since the certification of the 2004 EIR.

#### **Impact Discussion**

A discussion of the elements of the checklist is provided under each environmental category to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

#### **Mitigation Measures**

Applicable mitigation measures from the prior environmental review that apply to the 2014 BRSP are listed under each environmental category. New or revised mitigation measures are included, if needed.

#### **Conclusion**

A discussion of the conclusion relating to the need for additional environmental documentation is contained in each section.

### **3.1.3 ACRONYMS USED IN CHECKLIST TABLES**

Acronyms used in the Environmental Checklist tables and discussion include:

- 2004 BRSP - Bickford Ranch Specific Plan approved by Placer County in October 2004.
- 2014 BRSP - The collective proposed amendments to the approved 2004 BRSP described in **Section 2.0**.
- 2000 FEIR – Final Environmental Impact Report dated November 2000.
- 2001 EIR - Revised Draft Environmental Impact Report dated December 2001 (Printed March 2002), revised to reflect the changes discussed in the 2000 FEIR.
- 2004 Final Addendum - Final Addendum to the EIR dated October 2004.
- 2004 EIR – Collective reference to the previous environmental analysis in the 2001 EIR together with the 2004 Final Addendum.
- N/A - not applicable

### **3.1.4 CUMULATIVE SETTING**

According to the CEQA Guidelines Section 15355, “cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” CEQA requires that cumulative impacts be discussed when the project’s

incremental effect is cumulatively considerable (*Guidelines* Section 15130(a)). These impacts are discussed when appropriate in each of the relevant issue area sub-sections below.

The cumulative impact analysis in the 2001 EIR considered 2010 development as identified in the 1994 Placer County General Plan (1994 General Plan), plus the development of the several development projects that were not fully included in the 2010 land use forecasts, including the Twelve Bridges Specific Plan project and the Clover Valley Lakes project. The 2004 Final Addendum expanded the cumulative setting to include a 2025 horizon, as well as three additional projects that were approved following certification of the 2001 EIR, including the Thunder Valley Casino Project (Placer County), Northwest Rocklin Annexation Area (City of Rocklin), and the West Roseville Specific Plan (City of Roseville). The 2004 Final Addendum also acknowledged that several other major project approval processes and one General Plan update were in progress; however, these projects were considered too speculative at the time to consider their effects on cumulative impacts.

Since the certification of the 2004 EIR, some general plans have been updated, some of the previously analyzed projects have been developed, and several additional major projects have been proposed. Therefore, in order to assess whether substantial changes to the cumulative setting have occurred which would result in new or more severe significant effects, this analysis evaluates the 2014 BRSP under a 2030 cumulative scenario.

The context for the 2030 cumulative scenario is based on the long term development levels projected in Placer County General Plan, as well as reasonably foreseeable potential development projects in the vicinity of the 2014 BRSP. The 2030 cumulative scenario includes buildout of Clover Valley Lakes Project, Twelve Bridges Project, and Village 1 Specific Plan. In addition, the 2030 cumulative scenario includes the partial buildout of several major proposed projects including Placer Ranch Specific Plan, Regional University Specific Plan, Placer Vineyards Specific Plan, Sierra Vista Specific Plan, Creekview Specific Plan, and Amoruso Ranch Specific Plan. These “less-than-buildout” conditions have been assumed to account for the recent downturn in development activity and the fact that it is unlikely that all of these projects would be fully developed in the next 20 years. Tables 9 and 10 of the Traffic Sufficiency Analysis (**Attachment 3**) contain a summary of the residential and non-residential development assumptions made in the 2030 cumulative scenario, respectively. The Traffic Sufficiency Analysis provides a detailed discussion on modifications that were made to the 2030 traffic forecasts to eliminate traffic from the 2004 BRSP. No substantial changes have occurred to planned developments since the 2030 cumulative model was updated in 2008 that would affect the development assumptions within the 2030 cumulative scenario.

### 3.2 AESTHETICS/Visual Resources

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	Impacts V-1, V-2, and V-5  2001 EIR p.15-7 - 15-10 and 15-15 – 15-18  2004 Final Addendum p. 71 and 72	No	No	Yes
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	Impacts N/A  2001 EIR N/A  2004 Final Addendum N/A	No	No	N/A
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Impacts V-1, V-2, and V-5  2001 EIR p.15-7 - 15-10 and 15-15 – 15-18  2004 Final Addendum p. 71 and 72	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	Impacts V-3 and V-4  2001 EIR p.15-10 - 15-11  2004 Final Addendum p. 72	No	No	Yes

### 3.2.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The visual and landscape setting is discussed in Chapter 15.0, Visual Resources of the 2001 EIR. No significant changes to background conditions have occurred since the 2001 EIR was certified. The Placer County General Plan update does not contain any changes pertaining to aesthetics that are relevant to the 2014 BRSP.

The evaluation of potential new impacts resulting from the implementation of the 2014 BRSP modifications is based, in part, on *Bickford Ranch Specific Plan – Visual Resources Evaluation* dated April 20, 2015 included as **Attachment 4**.

### 3.2.2 IMPACT DISCUSSION

#### Question A and C - Have a substantial adverse effect on a scenic vista? (2004 EIR Impacts V-1, V-2, and V-5)

The 2004 EIR Impacts V-1 and V-2 addressed the potential for impacts to the scenic vista. The 2004 EIR concluded that although the Development Standards, Design Guidelines, and mitigation measures would be beneficial in directing the scale and consistency of architecture, as well as the configuration of site improvements and the use of landscaping, the inherent rural character of the site and viewshed within the study area would still be irreversibly altered. Specifically, Impact V-1 determined that even with the implementation of the following mitigation measures, the BRSP would result in significant impacts to views of Zones 1 and 6 as defined in Figure 15-4 of the 2001 EIR and less-than-significant impacts to views of Zones 2 through 5: Mitigation Measures V-A (Provide transition areas and buffers between

residential development and natural open space); V-B (Implement sensitive grading techniques to blend with natural setting); V-C (Minimize grading within Meadows and Ridges developments); V-D (Apply selected lot restrictions); V-E (Retain hill at the intersection of SR 193 and Sierra College Boulevard); Mitigation Measure V-H (Apply selected lot restrictions to other areas of concern); V-I (For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater); V-J (For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater); V-K (For all lots containing slopes of 30 percent or greater, prohibit development on those portions of the lot where slopes are 30 percent or greater); and G-B (Prepare and implement a grading and erosion control plan).

The 2004 EIR Impact V-5 addressed the BRSP's potential inconsistency with applicable Placer County General Plan Policies (1.K.1, 1.K.6.d, and 1.O.3 ) which require that new development be designed to be compatible with the scale and character of the area, avoid locating structures along ridgelines and steep slopes, and minimize visibility. The 2004 EIR concluded that with the implementation of the mitigation measures listed above, the BRSP would be consistent with applicable Placer County General Plan Policies and this impact would be less than significant.

A Visual Resources Evaluation is included in **Attachment 4** which provides a detailed analysis of the difference in impacts to visual resources between the 2004 BRSP and 2014 BRSP. As described in detail therein, the 2014 BRSP is designed to comply with, or exceed, the standards for visual resources/visibility defined for the 2004 BRSP by implementation of the following techniques:

- Reduction in overall development footprint – As described previously, the development footprint in the 2014 BRSP is more compact, approximately 287.8 acres fewer than the 2004 BRSP. Although the geometric shape of the development footprint and the placement of homes on the site is generally the same between the 2004 BRSP and 2014 BRSP, the additional open space along the perimeter of the development footprint further diminishes the visibility of structures within the 2014 BRSP.
- Refinements to the grading approach - The 2014 Project does not propose to use either split pad lots or non-padded lots in the development edges identified in high visibility areas. Both of these grading practices allowed for under the 2004 BRSP would have increased the perceived height of residential structures when viewed from a distance.
- Implementation of restrictions for areas identified in the field visibility analysis and maintaining lot restrictions defined in 2004 BRSP including the following:
  - Tree removal restrictions - In addition to those areas with tree removal restrictions in the 2004 BRSP, the 2014 BRSP includes tree restrictions on additional Rural Residential villages (e.g. RR-03, RR-04, and lots in RR-05). Additionally, the 2014 BRSP Development Standards (**Attachment 1**) includes a requirement for some lots to obtain a Tree Permit to remove trees located outside of the home site and requires screen trees to be planted in the rear yards of the lots along the southern edge of the LDR-16 village.
  - Slope restrictions - In the 2014 BRSP, the land use plan and residential lotting concept are designed to significantly avoid and reduce the number of lots with areas of slopes greater than 30 percent. The 2014 Project includes 12 lots with areas of slope greater

than 30 percent compared to 63 lots under the 2004 BRSP. The twelve lots will include a restriction in the 2014 BRSP Development Standards requiring that the building envelope be located outside the area of 30 percent slope.

- Height Restrictions - A building height restriction of 25 feet is imposed on lots in the 2014 BRSP corresponding to the geographic areas with visual impacts and height restrictions in the 2004 BRSP as well as all of the age-restricted units. Maximum height restrictions in the 2004 BRSP ranged from 25-32 feet.

All of the slope, height, and tree restrictions identified in the visual resources technical analyses prepared for the 2004 EIR under the 2004 BRSP are translated to the 2014 Project and included in the Visual Restriction Matrix for the 2014 BRSP provided in Appendix C of the Visual Resources Evaluation and in the 2014 BRSP Development Standards (**Attachment 1**).

The Visual Resources Evaluation found that the visibility of the 2014 BRSP is nearly unchanged compared to the 2004 BRSP. Not including the Rural Residential parcels (RR-03 and RR-04), the northern limit of the 2014 BRSP development footprint is nearly identical to the 2004 BRSP. It should be noted that development in the vicinity of Rural Residential parcels RR-03 and RR-04 was assumed in the Field Visibility Analysis that was prepared in 1999 for the 2001 EIR, in particular the northernmost portion of RR-03 was analyzed for visibility. As discussed above, the 2014 BRSP includes lot restrictions recommended in the 2004 BRSP for the areas identified in the Field Visibility Analysis. In other areas of the project, the limits of the development footprint are generally consistent with the exception of a small area south of LDR-16 where the 2014 BRSP extends slightly beyond the 2004 BRSP development footprint. In this location, height restrictions and tree removal restrictions will address visibility and the 2014 BRSP will include enhanced landscaping along the south side of LDR-16 to create a landscape screen downslope of residential units. This portion of the 2014 BRSP will be terraced so that terrain and additional vegetation can create an additional screen. Mitigation Measures in the adopted MMRP, including Mitigation Measures V-A through V-E, V-H, and G-B would continue to address impacts of the 2014 BRSP. The 2014 BRSP Development Standards include standards for lighting streets, residential and non-residential uses. The standards incorporate dark sky principles by utilizing various techniques specified by the International Dark Sky Association and the Illuminating Engineering Society (IES). Modifications to Mitigation Measures V-I, V-J, and V-K are proposed in **Section 3.2.3** to combine the measures into a single measure (Mitigation Measure V-I) for clarity. Mitigation Measure V-L (Revise Lighting Design Guidelines) is deleted because the guidelines proposed in Mitigation Measure V-L along with dark sky lighting guidelines have been incorporated in the BRSP Design Guidelines (**Attachment 1**). With the implementation of these measures, the 2014 BRSP would not result in additional impacts to visual resources beyond those identified in the 2004 EIR.

The Visual Resources Evaluation also included a discussion of the two above-ground water storage tanks that are planned in the 2014 BRSP. One tank is planned on Parcel PF-4 on the west side of the project site and the other tank is planned for Parcel PF-3 on the eastern side of the project site. The 2014 BRSP Development Standards include two measures to reduce the visibility of the tank sites from surrounding areas. These measures are as follows:

- Tanks shall be painted a flat, earth-tone color. The exterior color shall be approved by the Placer County Water Agency (PCWA) and the Community Development Resource Agency (CDRA) Planning Division.
- Trees shall be planted around the tank to create a screen. Trees shall be planted in groupings, 20 to 25 feet on center. Oak trees shall be planted in the foreground to transition to surrounding oak tree cover.

Implementation of the measures included within the 2014 BRSP Development Standards would ensure that on-site water storage tanks are screened from view by surrounding trees and painted so as to not stand out from the surrounding landscape. Visual impacts associated with development of the two on-site water storage tanks would be less than significant and no additional mitigation is necessary. Therefore, no new or substantially more severe significant impacts related to aesthetics would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

### **Question B - Substantially damage scenic resources within a State scenic highway?**

This question is not specifically addressed in the 2004 EIR. However, there are no State designated scenic highways in the vicinity of the BRSP Area; therefore this topic is not applicable to the BRSP. Impacts to viewsheds along local travel routes are addressed in **Question A** above. There are no new circumstances resulting in new impacts or new information requiring new analyses related to scenic highways.

### **Question D - Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (2004 EIR Impacts V-3 and V-4)**

The 2004 EIR Impacts V-3 and V-4 addressed the potential for impacts from new sources of light and glare from the 2004 BRSP. The 2004 EIR concluded that even with the implementation of Mitigation Measures V-F (Implement lighting standards outlined in Design Guidelines), V-G (Implement Architectural Standards resulting in reduction in glare), and V-L (Revise Lighting Design Guidelines) construction of the BRSP would still result in potentially significant impacts.

The elimination of the commercial and golf course uses under the 2014 BRSP would result in a reduction in artificial lighting. However, development of the BRSP area would still result in potentially significant impacts, even with implementation of Mitigation Measures V-F and V-G. Mitigation Measure V-L (Revise Lighting Design Guidelines) is deleted because the guidelines proposed in Mitigation Measure V-L along with dark sky lighting guidelines have been incorporated in the BRSP Design Guidelines (**Attachment 1**). Therefore, no new or substantially more severe significant impacts related to light and glare would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

## Cumulative

The 2004 EIR concluded that impacts of the 2004 BRSP in combination with impacts of past, present, and reasonably foreseeable projects result in a significant and unavoidable impact on visual resources. As discussed above, although the 2014 BRSP modifications would reduce the development footprint, the visibility of the 2014 BRSP is nearly unchanged compared to the 2004 BRSP. Similar to the 2004 BRSP, the Development Standards, Design Guidelines, and mitigation measures would be beneficial in directing the scale and consistency of architecture, as well as the configuration of site improvements and the use of landscaping; however, the inherent rural character of the site and viewshed within the study area would still be irreversibly altered. The 2004 EIR stated that the development projects considered within the cumulative scenario would not affect views and the scenic quality of the project area as they are located some distance from the project site, and their viewsheds and vistas are not observable from the areas surrounding the project site. This statement remains true for the additional projects considered under the 2030 cumulative scenario. Therefore, the 2014 BRSP modifications would not create new or substantially more adverse cumulative impacts to visual resources during the 2030 cumulative scenario than those disclosed in the 2004 EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures, listed below in **Section 3.2.3**. The conclusions regarding cumulative visual resources impacts contained in the 2004 EIR remain valid.

### 3.2.3 MITIGATION MEASURES

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with visual resources (aesthetics). As described above in **Section 3.2.2**, some of these measures would continue to remain applicable, some require revisions, and one is no longer relevant and thus is recommended for deletion. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure V-A:</b> Provide transition areas and buffers between residential development and natural open space.	No Change	N/A
<b>Mitigation Measure V-B:</b> Implement sensitive grading techniques to blend with natural setting.	No Change	N/A
<b>Mitigation Measure V-C:</b> Minimize grading within Meadows and Ridges developments.	No Change	N/A
<b>Mitigation Measure V-D:</b> Apply selected lot restrictions.	No Change	N/A
<b>Mitigation Measure V-E:</b> Retain hill at the intersection of SR 193 and Sierra College Boulevard.	No Change	N/A
<b>Mitigation Measure V-F:</b> Implement lighting standards outlined in Design Guidelines.	No Change	N/A

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure V-G:</b> Implement architectural standards resulting in reduction in glare.	No Change	N/A
<b>Mitigation Measure V-H:</b> Apply selected lot restrictions to other areas of concern.	No Change	N/A
<b>Mitigation Measure V-I:</b> For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater.	Revise	Modified to prohibit building envelopes or structures within areas of slope greater than 30 percent.
<b>Mitigation Measure V-J:</b> For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater.	Delete	Combined with Mitigation Measure V-I.
<b>Mitigation Measure V-K:</b> For all lots containing slopes of 30 percent or greater, prohibit development on those portions of the lot where slopes are 30 percent or greater.	Delete	Combined with Mitigation Measure V-I.
<b>Mitigation Measure V-L:</b> Revise lighting Design Guidelines.	Delete	Mitigation Measure V-L is deleted because the BRSP Design Guidelines have been updated to include language to incorporate dark sky principles.

## Proposed Modifications to MMRP

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font.

- **Mitigation Measure V-A:** Provide transition areas and buffers between residential development and natural open space. (NO CHANGE)
- **Mitigation Measure V-B:** Implement sensitive grading techniques to blend with natural setting. (NO CHANGE)
- **Mitigation Measure V-C:** Minimize grading within Meadows and Ridges developments. (NO CHANGE)

- **Mitigation Measure V-D:** Apply selected lot restrictions. (NO CHANGE)
- **Mitigation Measure V-E:** Retain hill at the intersection of SR 193 and Sierra College Boulevard. (NO CHANGE)
- **Mitigation Measure V-F:** Implement lighting standards outlined in Design Guidelines. (NO CHANGE)
- **Mitigation Measure V-G:** Implement architectural standards resulting in reduction in glare. (NO CHANGE)
- **Mitigation Measure V-H:** Apply selected lot restrictions to other areas of concern. (NO CHANGE)
- **Mitigation Measure V-I:** No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater. For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater.

Mitigation Measure V-I applies to Impacts V-1, V-2, and V-5.

~~The Applicant will record construction envelopes (developable portions of the lot with slopes less than 30 percent) on the Tentative Map.~~

- ~~**Mitigation Measure V-J:** For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater.~~

~~Mitigation Measure V-J applies to Impacts V-1, V-2, and V-5.~~

~~On lots with recorded construction envelopes, the Applicant will prohibit structures outside of the recorded building envelope.~~

- ~~**Mitigation Measure V-K:** For all lots containing slopes of 30 percent or greater, prohibit development on those portions of the lot where slopes are 30 percent or greater.~~

~~Mitigation Measure V-K applies to Impacts V-1, V-2, and V-5.~~

~~The Applicant will prohibit development on all lots with a 30 percent slope or greater that have no recorded construction envelope.~~

- ~~**Mitigation Measure V-L:** Revise lighting design guidelines.~~

Mitigation Measure V-L applies to Impacts V-3 and V-4.

The Applicant shall move the Lighting Guidelines to the project's Development Standards, and revise the language to explicitly add the following:

- ~~Project Development Standards and Design Guidelines will be implemented to achieve consistency with the recommended standards of the Illuminating Engineering Society (IES) (San Juan Capistrano General Plan).~~
- ~~The IESNA Lighting Handbook, 9th Edition, is incorporated by reference as the applicable standard for project roadway lighting under the Project Development Standards.~~
- ~~In general, direct glare shall not be observable (outside the originating property limits) at an angle greater than 85 degrees from the nadir of the vertical axis of the light source.~~
- ~~Cut-off luminaires, shields, visors, recessed lights or other devices to direct and control obtrusive light shall be used; luminaire mounting to minimize incidence of direct glare in the observer's normal field of view; and minimum luminaire brightness consistent with the function of the lighting.~~
- ~~Where lighting for security purposes is desired or needed, motion sensor activated lights shall be used to augment area illumination, rather than continuous lighting.~~
- ~~Directional, shielded lighting shall be used which eliminates all direct glare or obtrusive light and restricts upwardly directed light only to the features being illuminated.~~
- ~~The Applicant will specify recommended luminance/illuminance values for roadways as recommended in Table 2 of IESNA/ANSI RP-8.~~
- ~~Street and area lighting, including lighting for sports activities, parking lots, and vehicle sales lots, shall minimize or eliminate, where feasible, direct upward light emission more than 0.2fc 30 feet beyond the property (above 90 degrees from the nadir).~~
- ~~Lighting systems that project light upward shall eliminate light that does not illuminate the target area, such as on project entry signs. No spill light shall be allowed to go beyond or above the sign.~~
- ~~Outdoor lighting shall be turned off after use unless needed for safety and security.~~
- ~~In general, IESNA recommendations for lighting intensity levels (as found in RP-33, RP-8, RP-2, DG-5, RP-20, and other specific recommendations) will be observed, where recommendations are available.~~
- ~~Full Cut-Off (FCO) luminaires shall be used for all street lighting, thus minimizing potential direct glare and light pollution. Dropped dish (ovate) refractors shall NOT be used in roadway luminaires. Only FCO luminaires with flat lenses or other recessed and shielded design shall be permitted.~~

### 3.2.4 CONCLUSION

The 2014 BRSP modifications would not lead to new or substantially more severe significant impacts. No new circumstances have occurred nor has any substantially important new information been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and approval of the 2014 BRSP would not result in new or substantially more severe significant impacts to aesthetics/visual resources.

### 3.3 AGRICULTURE AND FORESTRY RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Impact L-4  2001 EIR p.4-9- 4-10  2004 Final Addendum p.23	No	No	N/A
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	2001 EIR p.4-3  2004 Final Addendum N/A	No	No	N/A
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	2001 EIR N/A  2004 Final Addendum N/A	N/A	N/A	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2001 EIR N/A  2004 Final Addendum N/A	No	No	N/A

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	Impact L-3  2001 EIR p.4-8 – 4-9  2004 Final Addendum p.23	No	No	Yes

### 3.3.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The agricultural resources environmental setting is discussed in Chapter 4, Land Use of the 2001 EIR. California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) designations for the site have not changed since the 2001 EIR, and no new Williamson Act contracts have been formed on or near the project site.

#### Placer County Zoning Ordinance

As set forth in Appendix E of the Placer County Zoning Ordinance (PCZO), the Specific Plan, Design Guidelines, and Development Standards for Bickford Ranch, adopted December, 2001, as amended, have been incorporated into the PCZO by reference as fully as if set forth therein.

### 3.3.2 IMPACT DISCUSSION

#### Question A – Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (2004 EIR Impact L-4)

As described in the 2004 EIR on page 4-3, the entire site is designated as Farmland of Local Importance (L). This designation has not changed since the certification of the 2001 EIR (DOC, 2010). Impacts associated with conversion of farmland were addressed in Impact L-4 of the 2004 EIR. There are no new circumstances involving new significant impacts or substantially more severe impacts and the 2014 BRSP modifications would reduce the overall project footprint. Therefore, the conclusions in the 2004 EIR regarding potential impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance are still valid and no additional analysis is required.

## **Question B – Conflict with existing zoning for agricultural use, or a Williamson Act contract**

As described in the 2001 EIR on page 4-3, there are no lands on the site that are bound by Williamson Act contracts, but there is one area in close proximity to the site that has a current contract. According to the most recent Williamson Act map produced by the DOC, this information remains valid (DOC, 2013). The 2004 BRSP was implemented with existing zoning. The 2014 BRSP includes a rezone from Farm (F-B-X-DR 10 and 20 acre min and F-B-X 10 and 20 acre min) to SPL-BRSP. The SPL-BRSP designates the entire site as the Bickford Ranch Specific Plan and the zoning is as described in the Specific Plan/Development Standards/Design Guidelines for the 2014 BRSP. There are no new circumstances resulting in new impacts or new information requiring new analysis related to Williamson act contracts. Therefore, the conclusions in the 2004 EIR regarding agricultural zoning and Williamson Act contract land are still valid and no additional analysis is required.

## **Questions C and D – Conflict with existing zoning for forest land or result in the loss of forest land**

This topic was not specifically addressed in the 2004 EIR as it was added to Appendix G of the CEQA Guidelines in 2010. According to the 2013 Placer County General Plan, there is no land designated as Forest (F) on the site (Placer County, 2013). However, oak woodland located in the riparian corridor on the project site may be considered forest land. The 2001 EIR states on page 13-6, that the riparian oak woodland contains a closed canopy (generally 20 to 40 percent canopy cover). The high percentage of canopy cover is indicative of forest land. Section 3.5.1, Question B of this checklist evaluation address potential impacts associated with removal of oak woodland as a result of the 2014 BRSP. As discussed therein, when compared to the 2004 BRSP, the 2014 BRSP would reduce the area of impacted woodland habitat by approximately 218 acres. Modifications to previously proposed mitigation measures shown in **Section 3.5.3** for oak tree removal are consistent with the most recent County ordinances and standards for the protection of oak woodland in Placer County. There are no new circumstances resulting in new impacts or new information of substantial importance demonstrating new or substantially more severe significant impacts related to forestry resources. Therefore, there would be no new significant impacts related to forestry resources and no additional analysis is required.

## **Question E – Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use (2004 EIR Impact L-3)**

Impact L-3 in the 2004 EIR discusses compatibility of BRSP development with surrounding agricultural land uses. The 2004 EIR found that with implementation of Mitigation Measure L-A (Design project elements to buffer the project from adjacent uses), potential impact associated with incompatibility of surrounding agricultural land uses would be less than significant. The 2014 BRSP modifications reduce the overall development footprint by 287.8 acres, reduce residential land by 63.6 acres, and increase open space preserves by 109.7 acres and open space transition areas by 163.5 acres. As with the 2004 BRSP, the 2014 BRSP includes a variety of design elements to reduce the incompatibility of the 2014 BRSP with surrounding agricultural use. These design elements, described in Mitigation Measure L-A, include concentration of higher intensity development within the plan's interior, placement of rural

residential densities adjacent to open space preserves and adjacent development to provide separation from adjacent incompatible land uses. Mitigation Measure L-A remains applicable to the 2014 BRSP and ensures that nearby agriculture is adequately buffered from incompatible land uses on the project site. The 2014 BRSP modifications do not involve any additional changes to the environment that could result in conversion of farmland to non-agricultural use. There are no new circumstances that would result in new significant or substantially more severe impacts. Therefore, the conclusions in the 2004 EIR are still valid and no additional analysis is required.

## **Cumulative**

The 2004 EIR concluded that implementation of the 2004 BRSP would not interrupt the contiguity of crop production or significantly reduce the County's livestock production; therefore, efficiency of agricultural production would not be reduced as a result of the 2004 BRSP. The 2004 EIR determined that further development of adjacent farmland may be precluded by current zoning designations, however it was acknowledged that development constraints through zoning is considered an impermanent measure. Additional cumulative developments described in the cumulative setting, including buildout of the County's General Plan, City of Lincoln General Plan Update, City of Roseville General Plan, City of Rocklin General Plan, Placer Ranch Specific Plan, Regional University Specific Plan, Placer Vineyards Specific Plan, Sierra Vista Specific Plan, Creekview Specific Plan, and Amoruso Ranch Specific Plan, would contribute towards cumulative loss of agricultural lands. As described above, the 2014 BRSP would not increase the area of the agricultural land developed and it would maintain the agricultural buffers described in the 2004 EIR. Though there have been more cumulative developments added to the 2030 cumulative scenario than were considered in the 2004 EIR, the 2014 BRSP would not result in cumulatively considerable impacts to agricultural land. Therefore, the 2014 BRSP would not result in a new or substantially more severe cumulative impact associated with agricultural resources. The conclusions in the 2004 EIR are valid and no additional analysis is required.

### **3.3.3 MITIGATION MEASURES**

Mitigation Measure L-A in the adopted MMRP for the BRSP was referenced in the 2004 EIR analysis of impacts associated with agriculture and forestry resources (**Section 3.11.3**). As described above in **Section 3.3.2**, this measure would continue to remain applicable to the 2014 BRSP.

### **3.3.4 CONCLUSION**

No new circumstances have occurred nor has any substantially important new information been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and the modifications in the 2014 BRSP would not result in any new significant impacts related to agricultural and forestry resources.

### 3.4 AIR QUALITY

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	Impact A-4  2001 EIR p. 8-16  2004 Final Addendum p. 51	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Impact A-1 and A-3  2001 EIR p. 8-9 – 8-11 and 8-13 –8-16  2004 Final Addendum p. 49 and 50	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria pollutant 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)?	Impact A-3  2001 EIR p. 8-13 – 8-16  2004 Final Addendum p. 50	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
d) Expose sensitive receptors to substantial pollutant concentrations?	Impact A-2  2001 EIR p. 8-11 – 8-13  2004 Final Addendum p. 50	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	Impact PS-8  2001 EIR p. 6-17  2004 Final Addendum p. 30	No	No	Yes

### 3.4.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The air quality environmental setting is discussed in the Chapter 8.0, Air Quality, of the 2001 EIR. The 2004 EIR provided air quality monitoring data from 1992 to 1996 collected at the Rocklin air quality monitoring station. **Table 3.4-1** summarizes the more recent air quality monitoring data provided by the Roseville - North Sunrise Boulevard monitoring station (8.7 miles from site) for ozone and particulate matter and carbon monoxide (CO) was provided by the North Highlands – Blackfoot Way monitoring station (13.6 miles from site). Current air quality conditions in the plan area are similar to those at the time of the 2004 EIR.

**TABLE 3.4-1**  
SUMMARY OF ANNUAL DATA ON AMBIENT AIR QUALITY (2011-2013)

Pollutant	Federal Standard	State Standard	2011	2012	2013
<b>Ozone (O<sub>3</sub>)</b>					
Highest 1-hour average	NA	0.09 ppm	0.109	0.108	0.111
Highest federal 8-hour average	0.070 ppm	0.070 ppm	0.094	0.092	0.083
Highest State 8-hour average			0.094	0.093	0.084
Days>state 1-hour standard			11	9	2
Days>federal 8-hour standard			15	13	2
Days> state 8-hour standard			23	28	8
<b>PM10</b>					
Highest federal 24-hour average	150 µg/m <sup>3</sup>	50 µg/m <sup>3</sup>	56.5	43.2	55.5
Highest State 24-hour average			58.8	44.8	54.1
Days>state 24-hour standard			1	0	1
Days>federal 24-hour standard			0	0	0
<b>PM2.5</b>					
Highest federal 24-hour average	35 µg/m <sup>3</sup>	N/A	42.3	16.1	23.7
Highest State 24-hour average			50.4	28.0	57.0
Highest federal annual average	12 µg/m <sup>3</sup>	12 µg/m <sup>3</sup>	7.9	7.2	7.5
Highest State annual average			10.7	9.5	7.5
Days>state 24-hour standard			1	0	0
Days>federal 24-hour standard			11	11	11
Days>state annual standard			0	0	0
Days>federal annual standard			0	0	0
<b>Carbon Monoxide</b>					
Highest federal and State 8-hour average	9.0 ppm	9.0 ppm	1.87	1.54	N/A
Days>federal 8-hour standard			0	0	0
Days> state 8-hour standard			0	0	0
Notes ppm = parts per million µg/m <sup>3</sup> = microgram per cubic meter NA = Insufficient (or no) data available to determine the value. Source: CARB, 2015a.					

According to the Placer County Air Pollution Control District's (PCAPCD's) 2012 Triennial Progress Report, discussed further below, between 1990 and 2010 emission inventory trends in Placer County show that the overall reactive organic gas (ROG) emissions declined from 39 tons per day to 25 tons per day, a 37 percent decrease; and the nitrogen oxide (NO<sub>x</sub>) emissions declined from 36 tons per day to 29 tons per day, a 21 percent decrease. These emission reductions have mainly occurred from on-road and off-road mobile sources. From 2010 to 2020, overall Placer County ROG emissions are expected to continue decreasing another 1 percent as well as NO<sub>x</sub> emissions decreasing another 33 percent. Projected emission forecasts to 2020 show a more gradual declining trend (PCAPCD, 2013).

A summary of relevant changes to the regulatory setting since the 2004 EIR is provided below.

### Ambient Air Quality Standards and Attainment Status

**Table 3.4-2** summarizes the current National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) as well as the current attainment status for each federal and California criteria pollutant within western Placer County. With the exception of PM<sub>2.5</sub>, the attainment status for criteria air pollutants (CAPs) within western Placer County has not changed since the 2004 EIR, however, certain CAAQS and NAAQS standards have been adjusted. Although Environmental Protection Agency (EPA) promulgated the PM<sub>2.5</sub> standard in 1997, the attainment status had not yet been established at the time of the 2004 EIR.

**TABLE 3.4-2**  
**AMBIENT AIR QUALITY STANDARDS AND STATUS**

Pollutant	Averaging Time	CAAQS <sup>a</sup>		NAAQS <sup>b</sup>	
		Standards	Attainment Status	Standards	Attainment Status
Ozone	1 hour	0.09 ppm	N	NA	N
	8 hours	0.070 ppm		0.070 ppm	
Carbon monoxide (CO)	1 hour	20 ppm	A	35 ppm	U/A
	8 hours	9.0 ppm		9 ppm	
Nitrogen Dioxide (NO <sub>2</sub> )	1 hour	0.18 ppm	A	100 ppb	U/A
	Annual	0.030 ppm		0.053 ppm	
Sulfur dioxide (SO <sub>2</sub> )	1 hour	0.25 ppm	A	0.075 ppm	U
	3 hour	NA		NA	
	24 hours	0.04 ppm		0.14 ppm	
	Annual	NA		0.03 ppm	
Particulate Matter 10 microns in size (PM <sub>10</sub> )	24 hours	50 µg/m <sup>3</sup>	N	150 µg/m <sup>3</sup>	U
	Annual	20 µg/m <sup>3</sup>		NA	
Particulate Matter 2.5 microns in size (PM <sub>2.5</sub> )	24 hours	NA	A	35 µg/m <sup>3</sup>	N
	Annual	12 µg/m <sup>3</sup>		12 µg/m <sup>3</sup>	
Sulfates (SO <sub>x</sub> )	24 hours	25 µg/m <sup>3</sup>	A	NA	NA
Lead (Pb)	30 days	1.5 µg/m <sup>3</sup>	A	NA	U/A
	Calendar quarter	NA		1.5 µg/m <sup>3</sup>	
Hydrogen sulfide (H <sub>2</sub> S)	1 hour	0.03 ppm	U	NA	NA
Vinyl chloride (C <sub>2</sub> H <sub>3</sub> Cl)	24 hours	0.01 ppm	U	NA	NA
Visibility Reducing Particles	8 hour	0.23 kilometers <sup>c</sup>	U	NA	NA

Note: NA = not applicable; ppm = parts per million; PM<sub>10</sub> and PM<sub>2.5</sub> = particulate matter 10 and 2.5 microns in size, respectively; A = Attainment; N = Nonattainment; U = Unclassified; M = Maintenance.  
a: The CAAQS for ozone, CO, SO<sub>2</sub> (1- and 24-hour), NO<sub>2</sub> PM<sub>10</sub>, and PM<sub>2.5</sub> are values not to be exceeded. All other California standards shown are values not to be equaled or exceeded.  
b: The NAAQS, other than ozone and those based on annual averages, are not to be exceeded more than once a year. The ozone standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above the standard is equal to or less than one.  
c: Extinction of 0.23 per kilometers, for project region.

Source: CARB, 2013 and 2015b

## California Clean Air Act (CCAA) Air Quality Attainment Plan (AQAP)

As described in the 2004 EIR, PCAPCD, in coordination with the air quality management districts and air pollution control districts of El Dorado, Sacramento, Solano, Sutter, and Yolo counties prepared and submitted the 1991 Air Quality Attainment Plan (AQAP) in compliance with the requirements set forth in the California Clean Air Act (CCAA). The CCAA also requires a triennial assessment of the extent of air quality improvements and emission reductions achieved through the use of control measures. To comply with the planning requirements of the CCAA, the PCAPCD has prepared several triennial progress reports that build upon the AQAP. The 2012 Triennial Progress Report (PCAPCD, 2013) is the most recently adopted report. The triennial progress report, like the AQAP, includes a current emission inventory and projected future inventories of ROG and NO<sub>x</sub> emissions in Placer County. The future inventories reflect future growth rates of population, travel, employment, industrial/commercial activities, and energy use, as well as controls imposed through local, state, and federal emission reduction measures. The triennial report discusses rules that the PCAPCD has adopted during the previous three years, incentive programs that have been implemented, and other measures that would supplement those in the AQAP to achieve annual emission reductions required by the CCAA.

## Clean Air Act (CAA) Ozone Attainment Plan

For the Sacramento Valley Air Basin (SVAB) federal ozone nonattainment area, which Placer County and the project site are a part of, the PCAPCD worked with the other local air districts within the Sacramento area to develop a regional air quality management plan to describe and demonstrate how Placer County, as well as the Sacramento nonattainment area, would attain the federal 8-hour ozone standard by the proposed attainment deadline. In accordance with the requirements of the Clean Air Act (CAA), the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (Ozone Attainment Plan) was prepared in December 2008. The PCAPCD adopted the Ozone Attainment Plan on February 19, 2009, and the California Air Resources Board (CARB) determined that the plan meets CAA requirements and approved it on March 26, 2009, as a revision to the State Implementation Plan (SIP).

The 2009 Ozone Attainment Plan demonstrates how existing and new control strategies will provide the necessary future emission reductions to meet the CAA requirements for reasonable further progress and attainment of the NAAQS for Ozone. In addition, this Plan includes an updated emission inventory, sets new motor vehicle emission budgets for transportation and general conformity purposes, provides photochemical modeling results, and documents the implementation of reasonably available control measures.

## PCAPCD Thresholds of Significance

In an effort to attain CAAQS and NAAQS and in order to evaluate air pollutant emissions from development projects, the PCAPCD recommends significance thresholds for emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>. The PCAPCD's advisory 2012 CEQA Air Quality Handbook significance thresholds expressed in pounds per day (lbs/day) are shown in **Table 3.4-3**. The PCAPCD's 2012 CEQA Air Quality Handbook does not include a threshold for CO; however, this environmental checklist uses a threshold of 550 lbs/per day consistent with the 2004 EIR. The construction/operation thresholds are the same for ROG, NO<sub>x</sub>, PM<sub>10</sub> as those presented in the 2001 EIR; however, the PCAPCD has provided additional

cumulative thresholds for operational emissions in its 2012 CEQA Air Quality Handbook of 10 pounds per day of NO<sub>x</sub> and ROG. While the 2004 EIR did not specify alternative cumulative thresholds for operational emissions, it did present a sub-set of thresholds that would trigger the implementation of mitigation measures of 10 pounds per day of NO<sub>x</sub> and ROG.

**TABLE 3.4-3**  
PCAPCD RECOMMENDED THRESHOLD OF SIGNIFICANCE

<b>Pollutant</b>	<b>Construction/Operational Threshold (lbs/day)</b>	<b>Cumulative Operational Threshold (lbs/day)</b>
ROG	82	10
NO <sub>x</sub>	82	10
PM <sub>10</sub>	82	NA
CO	550	NA
Notes: NA – not applicable Source: PCAPCD, 2012		

## PCAPCD Rules and Regulations

As described in the 2004 EIR, the PCAPCD is responsible for establishing air quality rules and regulations concerning sources of air pollution. A general summary of relevant PCAPCD rules and regulations<sup>1</sup> adopted or amended after the publication of the 2004 EIR include, but are not limited to:

**Rule 202 - Visible Emissions:** A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three (3) minutes in any one (1) hour which is: A) as dark or darker in shade as that designated as No. 1 on the Ringelmann Chart, as published by the United States Bureau of Mines, or B) of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in Subsection (A) above.

**Rule 218 - Application of Architectural Coatings:** No person shall manufacture, blend, or repackage for sale within PCAPCD; supply, sell, or offer for sale within PCAPCD; or solicit for application or apply within the PCAPCD, any architectural coating with a volatile organic carbon (VOC) content in excess of the corresponding specified manufacturer's maximum recommendation.

**Rule 225 - Wood Burning Appliances:** No person shall sell or supply new wood burning appliances unless it is an EPA phase II Certified wood burning appliance, pellet-fueled wood burning heater, masonry heater, or determined to meet the EPA standard for particulate matter emissions standards.

**Rule 228 – Fugitive Dust:** Requires actions to prevent, reduce, or mitigate fugitive dust emissions to reduce the amount of particulate matter entrained in the ambient air, or discharged into the ambient air, as a result of anthropogenic (man-made) fugitive dust sources.

<sup>1</sup> A complete listing of all PCAPCD rules can be found at <http://www.placer.ca.gov/Departments/Air/Rules.aspx>.

**Rule 305 - Residential Allowable Burning:** Except as provided in Regulation 3, no person shall use an open outdoor fire (including the use of a burn barrel) for the purposes of disposal or burning of any disallowed combustibles. Only allowable combustibles, originating at a residence, and free of disallowed combustibles, and reasonably free from dirt, soil, and visible surface moisture, may be burned in an open outdoor burn pile. Burning in a burn barrel is prohibited.

**Rule 401 – Responsibility:** The person, firm, or corporation to whom authorization has been issued to construct or modify, or a permit to operate an article, machine, equipment or other contrivance by the Air Pollution Control Officer (APCO) shall be and remain responsible under these regulations for each and every instance wherein emission standards are exceeded by the article, machine, equipment, or other contrivance described in the permit.

**Rule 402 – Authority to Inspect:** For the purpose of enforcing or administering any State or local law, order, regulation or rule relating to air pollution, the APCO and his duly authorized agents shall have the right of entry to any premises on which an air pollution emission source is located for the purpose of inspecting such source, including securing samples of emissions therefrom, or any records required to be maintained therewith by the District. The APCO or his duly authorized agent shall have the right to inspect sampling and monitoring apparatus as he deems necessary

**Rule 501 - General Permit Requirement:** Any person operating an article, machine, equipment, or other contrivance, the use of which may cause, eliminate, reduce, or control the issuance of air contaminants, shall first obtain a written permit from the APCO. Stationary sources subject to the requirements of Rule 507, Federal Operating Permit Program, must also obtain a Title V permit pursuant to the requirements and procedures of that rule.

### **3.4.2 IMPACT DISCUSSION**

#### **Question A - Conflict with or obstruct implementation of the applicable air quality plan (2004 EIR Impact A-4)**

The 2004 EIR Impact A-4 addressed the potential for impacts associated with conflicts with an applicable air quality plan. The 2004 EIR concluded that although the 2004 BRSP was consistent with the applicable policies identified within the AQAP, the BRSP was inconsistent with the goals of the AQAP because the emissions from the project, which were not considered within future growth projections of the AQAP, would hinder Placer County's ability to achieve emission reductions mandated by the CCAA. The 2014 BRSP continues to incorporate relevant and feasible measures of the AQAP, which would yield air quality benefits, and be consistent with applicable PCAPCD rules, including those adopted or amended after the publication of the 2004 EIR. Additionally mitigation measures in the adopted MMRP, including Mitigation Measures A-E (Incorporate pedestrian, bicycle, and neighborhood electric vehicle [NEV] oriented design), Mitigation Measure A-G (Accommodate and encourage low-emission energy use), Mitigation Measure A-H (Install only compressed natural gas (CNG) fireplaces), Mitigation Measure A-I (Provide public awareness materials), Mitigation Measure A-J (Incorporate into project covenants, conditions, and restrictions (CC&Rs) the prohibition of open burning of any kind) would further reduce emissions resulting from the 2014 BRSP. Because the 2004 BRSP was approved in 2004 and included in the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and Preferred

Blueprint Scenario for 2050 (see **Section 3.8.1**), it was included in the regional emission inventories of the 2009 Ozone Attainment Plan and the 2012 Triennial Progress Report. As described in **Section 3.4.2, Question B**, the operational emissions from the 2014 BRSP are lower than the 2004 BRSP; therefore, the 2014 BRSP would not conflict with the 2009 Ozone Attainment Plan and the 2012 Triennial Progress Report. Although operational emissions of the 2014 BRSP are considerably lower than those of the 2004 BRSP, the emissions from the 2014 BRSP would continue to hinder Placer County's ability to achieve mandated emission reductions because they continue to be inconsistent with growth projections in the AQAP. However, no new or substantially more severe significant impacts related to emissions would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

### **Question B – Violate Air Quality Standards (2004 EIR Impact A-1 and A-3)**

The 2004 EIR addressed the potential for impacts associated with violation of air quality standards under Impact A-1 (construction) and Impact A-3 (operation). In the 2004 EIR, air quality impacts were evaluated using CARB's Urban Emissions Model (URBEMIS) version 7G, which was the widely-accepted emissions modeling tool at that time. URBEMIS has since been superseded by the contemporary air quality modeling tool for use in CEQA analysis in California: the California Emissions Estimator Model (CalEEMod). The new model does not constitute "new information" as defined in CEQA Guidelines Section 15162 because the underlying impacts to be addressed by the new model were known at the time of the 2004 EIR. (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 531.). However, revised emissions modeling was conducted utilizing the CalEEMod to ascertain whether or not the proposed 2014 BRSP modifications would result in new or increased air quality impacts, and what changes might have arisen in the recommended methodologies and emissions factors since 2004. An updated analysis is presented in the following sections to evaluate the 2014 BRSP impacts in the context of the current regulatory environment.

#### **Construction**

As described in the 2004 EIR, emissions associated with construction would be generated by fugitive dust from earthmoving activities, construction workers traveling to and from the construction sites, heavy duty construction equipment operation, and application of architectural coatings. CalEEMod was used to estimate emissions from construction-related sources of the 2014 BRSP. The model calculates construction emissions for land use development projects based on building size, land use and type, and disturbed acreage, and allows for input of project-specific information. Project-generated criteria pollutants were modeled based on information provided in the project description and default CalEEMod settings and parameters attributable to the construction period and project location. A detailed list of the assumptions used to estimate construction emissions is included in **Attachment 5**. The modeling assumed construction would occur between January 2016 and December 2030 and would consist of the following phases:

- Site preparation: January 1, 2016 to March 31, 2017;
- Grading: January 1, 2016 to March 31, 2017;
- Building construction: April 1, 2017 to December 15, 2030;
- Architectural Coating: June 1, 2017 to December 31, 2030;

- 2017 Paving: April 1, 2017 to July 1, 2017;
- 2022 Paving: April 1, 2022 to July 1, 2022; and
- 2029 Paving: April 1, 2029 to July 1, 2029;

Construction would occur eight hours per day, five days a week. The project construction equipment list is provided in **Attachment 5** in the CalEEMod input table.

**Table 3.4-4** shows project-related emissions for each year of construction. Emission levels after mitigation are listed first, and emissions before mitigation are shown in parenthesis. Refer to **Attachment 5** for CalEEMod input table and output files.

**TABLE 3.4-4**  
2014 BRSP MITIGATED (UNMITIGATED) CONSTRUCTION EMISSIONS

Construction Year	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
	Pounds per Day				
2016 <sup>1</sup>	28.69 (78.60)	568.87 (788.91)	442.22 (434.30)	23.21 (71.56)	10.60 (43.49)
2017 <sup>1</sup>	28.12 (74.51)	567.97 (738.80)	439.96 (424.45)	23.17 (36.24)	10.56 (41.06)
2018 <sup>1</sup>	24.66 (26.92)	49.53 (44.59)	49.69 (47.25)	3.46 (5.08)	1.55 (3.00)
2019 <sup>1</sup>	24.38 (26.23)	49.05 (40.23)	48.71 (45.96)	3.45 (4.77)	1.54 (2.72)
2020 <sup>1</sup>	24.18 (25.73)	48.29 (36.74)	47.87 (44.89)	3.45 (4.54)	1.53 (2.50)
2021 <sup>1</sup>	23.85 (25.13)	47.51 (33.58)	46.86 (43.74)	3.44 (4.34)	1.53 (2.31)
2022 <sup>1</sup>	28.26 (30.25)	100.29 (62.66)	94.04 (85.47)	6.03 (7.36)	2.84 (3.97)
2023 <sup>1</sup>	25.15 (26.52)	50.09 (34.10)	52.60 (49.10)	4.58 (5.22)	1.88 (2.43)
2024 <sup>1</sup>	24.94 (26.15)	49.99 (32.32)	52.01 (48.31)	4.58 (5.09)	1.88 (2.31)
2025 <sup>1</sup>	24.84 (25.77)	49.92 (29.44)	51.58 (47.22)	4.58 (4.90)	1.88 (2.13)
2026 <sup>1</sup>	24.69 (25.63)	49.83 (29.35)	51.21 (46.85)	4.58 (4.90)	1.88 (2.13)
2027 <sup>1</sup>	27.39 (28.83)	77.71 (44.78)	77.27 (69.55)	6.44 (6.94)	2.72 (3.10)
2028 <sup>1</sup>	24.53 (25.47)	49.71 (29.23)	50.63 (46.27)	4.58 (4.90)	1.88 (2.13)
2029 <sup>1</sup>	25.79 (26.70)	74.43 (38.99)	70.48 (63.37)	5.30 (5.70)	2.36 (2.65)
2030 <sup>1</sup>	24.34 (25.19)	49.60 (20.20)	50.09 (44.71)	4.58 (4.17)	1.88 (1.48)
<b>2014 BRSP Maximum Year Emissions<sup>1</sup></b>	28.69 (78.60)	568.87 (788.91)	<b>442.22 (434.30)</b>	23.21 (71.56)	10.60 (43.49)
<b>2004 BRSP Maximum Year Emissions<sup>2, b</sup></b>	5,768 (6,070)	3,340 (3,515)	23 (24)	416 (854)	N/A
<b>PCAPCD Thresholds</b>	<b>82</b>	<b>82</b>	<b>550<sup>a</sup></b>	<b>82</b>	<b>N/A</b>
<b>Exceed Threshold?</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>N/A</b>
Notes:	a - the 2001 EIR listed the PCAPCD threshold for CO as 550 pounds per day.				
	b - Differences between the 2014 BRSP and 2004 BRSP can be partially attributed to the differences in calculation methodology between the CalEEMod and URBEMIS air quality models, as well as the fact that the air quality modeling done for the 2004 EIR assumed that all construction would occur simultaneously rather than phased over a 15 years.				
Source:	1 - CalEEMod, 2013, <b>Attachment 5</b> ; AES, 2015.				
	2 - From 2001 EIR, Chapter 8.0, Table 8-4				

Construction emissions resulting from the 2014 BRSP would be reduced when compared to the 2004 BRSP due to the reduced development footprint requiring less site grading and preparation work, smaller envelope of building construction due to elimination of commercial uses, and reductions in emission factors due to regulatory and technological advances in fuel efficiency for vehicles and construction equipment. Additionally, differences between the 2014 BRSP and 2004 BRSP can be partially attributed to the differences in calculation methodology between the CalEEMod and URBEMIS air quality models, as well as the fact that the air quality modeling done for the 2004 EIR assumed that all construction would occur simultaneously rather than phased over a period of time. While the results of the air quality modeling for the 2014 BRSP show an increase in CO emissions from the 2004 EIR, this is due to differences in the CO calculation methodology between the CalEEMod and URBEMIS air quality models and is not attributed to the changes in the project or changed circumstances. The 2004 EIR concluded that, after mitigation, construction of the BRSP would exceed PCAPCD thresholds for ROG, NO<sub>x</sub>, and PM<sub>10</sub>, resulting in a significant short term impact.

As shown in **Table 3.4-4**, construction of the 2014 BRSP would continue to exceed the PCAPCD significance thresholds for NO<sub>x</sub>, however, emissions would be below significance thresholds for ROG, CO, and PM<sub>10</sub>. PCAPCD currently has no adopted threshold for PM<sub>2.5</sub>; however, construction emissions are included in **Table 3.4-4** for completeness because the project area is designated nonattainment for federal PM<sub>2.5</sub> standards. Mitigation Measures in the adopted MMRP, including Mitigation Measure A-A (Provide dust controls), Mitigation Measure A-B (Maintain construction equipment and vehicles), Mitigation Measure A-C (Implement a construction worker trip reduction program), and Mitigation Measure A-D (Require use of low-emission construction materials and equipment where feasible), and new Mitigation Measure A-N (Implement construction measures to reduce emissions) would reduce emissions from the construction of the 2014 BRSP. Mitigation Measure A-N (Implement construction measures to reduce emissions) has been added to include the construction-related components of Mitigation Measure A-G (Accommodate and encourage low-emission energy use) and Mitigation Measure A-G was revised to current practices of the PCAPCD. However, mitigated emissions would still exceed the PCAPCD significance criteria for NO<sub>x</sub>, which is consistent with the finding of the 2004 EIR. No new or substantially more severe significant impacts related to construction emissions would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

### ***Operation***

As described in the 2004 EIR, operation of the BRSP would cause direct pollutant emissions from stationary sources such as fireplaces or machinery exhaust stacks; fugitive emissions, such as from consumer products (aerosols, etc.); and indirect emissions, such as those generated by automobile trips traveling to and from the proposed project. CalEEMod was used to estimate area, energy, and mobile emissions associated with operation of the 2014 BRSP. Input values for the model included CalEEMod defaults and site-specific data. A detailed list of the assumptions used to estimate operational emissions is included in **Attachment 5**. As described in **Section 2.4**, build out of the 2014 BRSP is estimated to take 15 to 20 years, subject to economic conditions, resulting in an actual build out year of approximately 2031 – 2036 (assuming construction starts in 2016); however, because the project is phased, residents could begin living within the BRSP site as early as 2020. An operational year of 2020 was conservatively used to model the yearly emissions of full build out of the 2014 BRSP. The use of 2020 as the full build

out year is conservative because CalEEMod assumes reductions in emission factors over time due to regulatory and technological advances in fuel efficiency for vehicles; therefore, using an earlier year shows higher operational emissions than what would actually occur. Area, energy, and mobile emissions were modeled based on proposed land use types and sizes as described in **Section 2.0**, Project Description, and the trip generation data described in **Section 3.17**, Transportation and Circulation. The trip generation data includes data for internal trips and vehicle miles traveled (VMT).

**Table 3.4-5** shows CAP emissions from area, energy, and mobile sources associated with operation of the Proposed Project at 2020 full buildout, as well as mitigated emissions realized through various project design elements and mitigation measures recommended in **Section 3.4.3**. Similar to the 2004 BRSP, a number of these emission-reducing measures are proposed as part of the 2014 BRSP design. The estimates represent peak summer and winter emissions.

**TABLE 3.4-5**  
2014 BRSP MITIGATED (UNMITIGATED) 2020 OPERATION EMISSIONS

Sources	Criteria Pollutants				
	ROG	NO <sub>x</sub>	CO	PM10	PM2.5
Pounds per Day					
<b>Summer Estimated Emissions</b>					
Area	135.81 (137.10)	1.52 (1.81)	128.68 (156.70)	3.23 (3.40)	3.20 (3.37)
Energy	1.20 (1.52)	10.28 (12.99)	4.41 (5.58)	0.83 (1.05)	0.83 (1.05)
Mobile	136.99 (143.18)	116.77 (121.94)	485.89 (505.35)	91.82 (96.71)	25.75 (27.12)
Total Emissions	274.00 (281.80)	128.57 (136.75)	618.98 (667.63)	95.89 (101.15)	29.78 (31.54)
<b>Winter Estimated Emissions</b>					
Area	135.81 (137.10)	1.52 (1.81)	128.68 (156.70)	3.23 (3.39)	3.20 (3.37)
Energy	1.20 (1.52)	10.28 (13.00)	4.41 (5.58)	0.83 (1.05)	0.83 (1.05)
Mobile	152.10 (159.31)	130.48 (136.30)	531.58 (547.99)	91.83 (96.72)	25.76 (27.13)
Total Emissions	289.11 (297.93)	142.28 (151.11)	664.67 (710.27)	95.89 (101.16)	29.79 (31.54)
<b>Maximum Daily Emissions</b>					
2004 BRSP <sup>1</sup>	691 (748)	703 (852)	5,842 (6,371)	1,131 (1,415)	unknown
2014 BRSP	289.11 (297.93)	142.28 (151.11)	664.67 (710.27)	95.89 (101.16)	29.79 (31.54)
PCAPCD Thresholds	82	82	550	82	<b>N/A</b>
Exceed Thresholds	Yes	Yes	Yes	Yes	<b>N/A</b>
PCAPCD Cumulative Operational Threshold	10	10	550	<b>N/A</b>	<b>N/A</b>
Exceed Thresholds	Yes	Yes	Yes	<b>N/A</b>	<b>N/A</b>
Note: 1. From 2001 EIR, Chapter 8, Table 8-7. 2. PCAPCD currently has no adopted threshold for PM <sub>2.5</sub> ; however, operational emissions of PM <sub>2.5</sub> are included here for completeness because the project area is designated nonattainment for federal PM <sub>2.5</sub> standards. Source: <b>Attachment 5</b> : CalEEMod, 2010.					

As shown in **Table 3.4-4**, maximum daily emissions estimated for the 2014 BRSP are lower than those that were estimated in the 2004 EIR. This is primarily due to the elimination of wood-burning fireplaces from residential uses, and is also attributed to the reduction in vehicle trips from elimination of the commercial site and golf course, regulatory and technological advances in fuel efficiency for vehicles, and reductions in emission factors. Further, the 2004 EIR identified several emission-reducing mitigation measures that it concluded could not be quantified, including:

- Install electrical outlets at the front and back of residences to accommodate electrical yard equipment (Mitigation Measure A-G);
- Encourage building design and landscaping conducive to passive solar energy use (i.e., building orientation in a south to southeast direction where feasible, encouraging planting of deciduous trees on western sides of structures, and groundcovers rather than pavement to reduce heat reflection) (Mitigation Measure A-G);
- Require that all fireplaces and wood-burning stoves installed in proposed project residences meet EPA-certifications (Mitigation Measure A-H); and
- Prohibit open burning of vegetative refuse (Mitigation Measure A-J).

The CalEEMod program is able to quantify the air quality benefits from the above measures; therefore, these reductions are reflected in the mitigated emissions for the 2014 BRSP shown in **Table 3.4-4**, which further accounts for the reduction in emissions from the 2004 BRSP.

The 2004 EIR concluded that the BRSP would exceed PCAPCD thresholds for ROG, NO<sub>x</sub>, CO, and PM<sub>10</sub>, resulting in a potentially significant impact. As shown in **Table 3.4-5**, operation of the 2014 BRSP would continue to exceed the PCAPCD significance thresholds. Mitigation Measures in the adopted MMRP, including Mitigation Measures A-E (Incorporate pedestrian, bicycle, and NEV-oriented design), A-G (Accommodate and encourage low-emission energy use), A-H (Install only natural gas CNG fireplaces), A-I (Provide public awareness materials) and A-J (Incorporate into project CC&Rs the prohibition of open burning of any kind). Mitigation Measure A-L (Provide dedicated parking spaces at the park-and-ride lot with electrical outlets for electric vehicles) is modified to reflect that improvements (paving, striping) would be made to the off-site park-and-ride lot on Sierra College Boulevard. Mitigation Measures A-M (Plant trees in parking lots to increase shading) and A-N (Implement construction measures to reduce emissions) are added. Mitigation Measure A-N was added to include the construction-related measures from Mitigation Measure A-G. The mitigation measures continue to reduce emissions from the operation of the 2014 BRSP. Several revisions to these mitigation measures are proposed in **Section 3.5.3** to update or supplement requirements to further minimize operational emissions; however, as with the 2004 BRSP, these measures are unlikely to achieve reductions below PCAPCD thresholds.

In the 2000 FEIR, Mitigation Measure A-K was revised to reflect the Applicant's voluntary agreement to increase participation in Placer County's offsite mitigation program to reduce the project's long term NO<sub>x</sub> emissions by 105 percent instead of 40 percent as required (2000 FEIR, Master Response A-1, pp MR-4 to MR-5). In the 2000 FEIR, the title of Mitigation Measure A-K was updated to reflect 105 percent but two references in the text of the mitigation measure to 40 percent were inadvertently missed in the revisions in the FEIR. The incorrect text also appears in 2004 Final Addendum. Therefore, the text of

Mitigation Measure A-K is revised to correct two references from 40 percent to 105 percent, consistent with the title of the mitigation measure and the discussion contained in the 2000 FEIR.

Mitigation Measure A-K states that air quality mitigation fees will be based on \$10,000 per ton which was a relevant rate when the 1999 DEIR and 2000 FEIR were prepared. Because the effective rate per ton for mitigation increases over time, Mitigation Measure A-K is revised to state that mitigation fees will be based on the current CARB Carl Moyer Effective Rate, which is presently \$18,050 per ton (effective July 1, 2015). The measure is also revised to clarify that mitigation is for a single season because the calculation of mitigation fees described in the 2000 FEIR (p. MR-5) utilizes a single season. Lastly, the editorial comment at the end of the measure regarding the use of the mitigation measure in other projects in Placer County is deleted.

Under Mitigation Measure A-K, the Applicant would be required to reduce the project's long-term air pollutant emissions by 105 percent either through implementation of on-site (i.e., green building features, high density residential, pedestrian-oriented design, class I bicycle lanes), or off-site (i.e., on/off road heavy vehicle nitrogen oxide reduction, wood stove replacement, etc.) mitigation measures, or participation in the PCAPCD's Offsite Mitigation Program. To reduce the impact to a less-than-significant level, Mitigation Measure A-K requires reduction of summertime NO<sub>x</sub> emissions by 105 percent. For the fee payment option to the PCAPCD Offsite Mitigation Program, the methodology for calculating mitigating fees is described in the FEIR (p. MR-5) and is based on reducing 105 percent of total NO<sub>x</sub> emissions rather than reducing 105 percent of NO<sub>x</sub> emissions in excess of a specific threshold (e.g., 82 pound per day).

With implementation of Mitigation Measure A-K, the 2014 Project would reduce 105 percent of NO<sub>x</sub> emissions which would mitigate the emissions of the 2014 Project to less than zero pounds per day, which would not exceed the PCAPCD's emission threshold of 82 pounds per day. After implementation of Mitigation Measure A-K, impacts resulting from 2014 BRSP operational emissions of criteria area pollutants would be reduced by 105 percent, resulting in a less-than-significant impact, similar to the 2004 BRSP. Given that the PCAPCD thresholds remain the same, the operational emissions for the 2014 BRSP would be lower than the 2004 BRSP, and mitigation measure remain sufficient to reduce impacts to a less-than-significant level, no new or substantially more severe significant impacts related to operational emissions would occur as a result of the 2014 BRSP modifications. The conclusions regarding the impacts contained in the 2004 EIR remain valid.

### **Question C – Cumulatively Considerable Increase of Criteria Air Pollutant (2004 EIR Cumulative Impacts, Air Quality)**

The 2004 EIR determined that the 2004 BRSP's contribution to emissions associated with cumulative development within Placer County would exacerbate existing air quality problems and hinder the County's ability to attain mandated emission reductions, resulting in a significant and unavoidable impact.

As described in **Section 3.4.1**, PCAPCD has provided an additional cumulative threshold in its 2012 CEQA Air Quality Handbook of 10 pounds per day of NO<sub>x</sub> and ROG. As shown in **Table 3.4-5**, emissions from operation of 2014 BRSP would exceed this cumulative threshold. While mitigation measures adopted in the MMRP would reduce operational emissions, mitigated emissions would still exceed the

PCAPCD cumulative threshold. Although operational emissions of the 2014 BRSP are considerably lower than those of the 2004 BRSP (see **Question B, Table 3.4-5**), the 2014 BRSP's contribution to emissions associated with cumulative development within Placer County would continue to hinder Placer County's ability to achieve mandated emission reductions. Therefore, no new or substantially more severe significant cumulative impacts related to operational emissions would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

## **Question D – Expose Sensitive Receptors to Substantial Pollutant Concentrations (2004 EIR Impact A-2)**

### ***Carbon Monoxide (CO) Hot Spots***

The most likely pollutant to be at high concentration is CO, which is a localized pollutant that has the potential to accumulate near the source, unlike ROG and NO<sub>x</sub>, which are considered regional pollutants. The 2004 EIR Impact A-2 addressed exposure of sensitive receptors to substantial pollutant concentrations of CO. The greatest source of CO occurs when large numbers of vehicles idle for a substantial period of time, such as intersections where the level of service (LOS) is E or F. CO concentrations in the study area were modeled in the 2004 EIR based on anticipated traffic speeds and volumes in the cumulative traffic scenario (2010). As shown within Impact A-2, the 2004 BRSP in conjunction with 2010 cumulative development in the study area was not expected to generate CO concentrations in excess of state or federal CO standards.

As described in the Traffic Sufficiency Analysis included in **Attachment 3**, the 2014 BRSP results in a 5.6 percent reduction in daily external trips and, with the implementation of appropriate mitigation, would not result in any new or more severe significant traffic impacts under cumulative conditions. Therefore, the incremental increase in CO Concentrations at study intersections from traffic generated by the 2004 BRSP shown on Tables 8-5 and 8-6 of the 2001 EIR would not significantly change under the 2014 BRSP modifications. Furthermore, background CO concentration trends have generally reduced or stayed the same over time (refer to Table 8-1 of the 2001 EIR and **Table 3.4-1**). CO concentration reductions result from improvements in average motor vehicle emissions that occur as newer, more efficient vehicles take the place of older, more polluting vehicles. Therefore, the background (no project) CO concentrations under 2030 General Plan plus Buildout of Project Vicinity conditions are likely to be similar or lower than the cumulative (2010) conditions shown in Tables 8-5 and 8-6 of the 2001 EIR. Therefore, no new or substantially more severe significant cumulative impacts related to CO concentrations would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

### ***Particulate Matter***

Particulate matter generated during grading and site preparation has the potential to be a localized pollutant. However, as shown in **Table 3.4-4**, with the implementation of fugitive dust mitigation measures during construction, including Mitigation Measure A-A (Provide dust controls), particulate matter emissions would not exceed the PCAPCD threshold and therefore, not expose sensitive receptors to substantial concentrations of particulate matter during construction. Mitigation Measure A-N (Implement construction measures to reduce emissions) has been added to the 2014 BRSP to include updated practices of the PCAPCD and the construction-related components of Mitigation Measure A-G.

There are no new circumstances resulting in new impacts or new information of substantial importance that would result in new or substantially more severe significant impacts related to the exposure of sensitive receptors to high concentrations of pollutants. The conclusions regarding this impact contained in the 2004 EIR remain valid and no further analysis is required.

### **Question E – Objectionable Odors (2004 EIR Impact PS-8)**

The potential for objectionable odors generated within the BRSP to affect off-site sensitive receptors was not specifically addressed in the 2004 EIR. However, under the PCAPCD CEQA Guidelines (PCAPCD, 2012) the Proposed Project is not considered an odor-generating land use and, in accordance with PCAPCD Rule 205 which was in place prior to the publication of the 2004 EIR, the BRSP would be restricted from emitting quantities of pollutants that would cause detriment, nuisance, or annoyance to any persons or to the public. Given that no odor-generating land uses have been added to the BRSP, no new or substantially more severe significant impacts related to objectionable odors would occur as a result of the 2014 BRSP modifications.

The 2004 BRSP addresses potential odor impacts due to temporary low wastewater flows in off-site sewer infrastructure in Impact PS-8 and cites Mitigation Measure PS-C (Provide for increased hydraulic loading, maintenance, or special design to prevent odor and blockages in off-site sewer pipelines until flows from other sources are sufficient to ensure adequate velocity, if and when such conditions arise) as reducing potential impact to a less-than-significant level. With the implementation of Mitigation Measure PS-C within the adopted MMRP, no new or substantially more severe significant impacts related to odor from off-site sewer infrastructure would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid and no further analysis is required.

### **Cumulative**

The 2004 EIR concluded that impacts of the 2004 BRSP would combine with impacts of past, present, and reasonably foreseeable projects to create a substantial adverse effect on air quality during construction and operation and would, therefore, result in significant and unavoidable cumulative impacts. As discussed above, construction and operational emissions estimated for the 2014 BRSP using CalEEMod are lower than those that were estimated for the 2004 BRSP for a variety of reasons, including reductions in the development footprint, elimination of the commercial site, more stringent vehicle standards in recent years, and reductions in emission factors. Therefore, the 2014 BRSP modifications would not create new or substantially more adverse cumulative impacts to air quality than those disclosed in the 2004 EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures, listed below in **Section 3.4.3**. The conclusions regarding cumulative air quality impacts contained in the 2004 EIR remain valid.

### **3.4.3 MITIGATION MEASURES**

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts to air quality. As described above in **Section 3.4.2**, some of these measures would continue to remain applicable, some require revisions, and two are added. The following chart

summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions	Explanation of Revisions
<b>Mitigation Measure A-A:</b> Provide dust controls.	No Change	N/A
<b>Mitigation Measure A-B:</b> Maintain construction equipment and vehicles.	No Change	N/A
<b>Mitigation Measure A-C:</b> Implement a construction worker trip reduction program.	No Change	N/A
<b>Mitigation Measure A-D:</b> Require use of low-emission construction materials and equipment where feasible.	No Change	N/A
<b>Mitigation Measure A-E:</b> Incorporate pedestrian, bicycle, and golf-cart oriented design.	Revise	Revised to replace the term “golf cart” with “neighborhood electric vehicle (NEV)” since the golf course has been eliminated from the BRSP in the 2014 Project.
<b>Mitigation Measure A-F:</b> Incorporate mixed land uses into the project design to reduce external vehicle trips.	Delete	The commercial land use has been eliminated from the BRSP.
<b>Mitigation Measure A-G:</b> Accommodate and encourage low-emission energy use.	Revise	Remove reference to commercial uses (Village Commercial Center) and update reference from Heritage Ridge to age-restricted units. Consolidate measures related to NEVs.  Update requirements to reflect current project description. Relocate revised construction-related measures to new Mitigation Measure A-N.
<b>Mitigation Measure A-H:</b> Install only natural gas CNG fireplaces.	Revise	Revise to prohibit wood-burning fireplaces in residential units.
<b>Mitigation Measure A-I:</b> Provide public awareness materials.	No Change	N/A
<b>Mitigation Measure A-J:</b> Incorporate into project CC&Rs the prohibition of open burning of any kind.	No Change	N/A
<b>Mitigation Measure A-K:</b> Implement an off-site mitigation program to reduce 105 percent of long-term air pollutant emissions.	Revise	Revise for consistency and to reflect that mitigation fees will be based on the current CARB Carl Moyer Effective Rate.

Mitigation Measure	Proposed Revisions	Explanation of Revisions
<b>Mitigation Measure A-L:</b> Provide dedicated parking spaces at the park-and-ride lot with electrical outlets for electric vehicles.	Revise	The park-and-ride lot is located off-site on Sierra College Boulevard and is no longer located on-site. Measure is revised to reflect improvements to off-site park-and-ride lot.
<b>Mitigation Measure A-M:</b> Plant trees in all parking lots prior to operation so that the design results in 50 percent shading of parking lot surface areas within 15 years of planting.	Addition	Measure added to off-set elimination of electric outlets for electric vehicles at on-site park-and-ride lot that was previously included in 2004 BRSP.
<b>Mitigation Measure A-N:</b> Implement construction measures to reduce emissions.	Addition	Include construction-related measures previously included as part of Mitigation Measure A-G. Includes updated measures to reflect construction requirements of PCAPCD.

**Proposed Modifications to MMRP**

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font:

- **Mitigation Measure A-A:** Provide dust controls. (NO CHANGE)
- **Mitigation Measure A-B:** Maintain construction equipment and vehicles. (NO CHANGE)
- **Mitigation Measure A-C:** Implement a construction worker trip reduction program. (NO CHANGE)
- **Mitigation Measure A-D:** Require use of low-emission construction materials and equipment where feasible. (NO CHANGE)
- **Mitigation Measure A-E:** Incorporate pedestrian, bicycle, and ~~golf cart~~ neighborhood electric vehicle (NEV) oriented design.

Mitigation Measure A-E applies to Impacts A-3 and A-4.

The Applicant proposes to include provisions for pedestrian walkways and sidewalks to most internal destinations and other pedestrian-oriented facilities, including pedestrian paths and sidewalks to most destinations, moderate shade coverage on streets, visually interesting land uses within walking distance, and a high degree of pedestrian safety. The proposed project also

includes paved bicycle lanes and paths, interconnected bikeways, and mixed land uses within bicycling distance. The Circulation Element of the project also complies with this mitigation measure by encouraging ~~golf cart~~ neighborhood electric vehicle (NEV) use for internal trips.

- ~~Mitigation Measure A-F: Incorporate mixed land uses into the project design to reduce external vehicle trips~~

~~Mitigation Measure A-F applies to Impacts A-3 and A-4.~~

~~The Applicant proposes to design the Village Commercial Center to accommodate day-to-day needs of proposed project residents, to minimize the need for external vehicle trips.~~

- **Mitigation Measure A-G:** Accommodate and encourage low-emission energy use

Mitigation Measure A-G applies to Impacts A-3 and A-4.

~~A number of residential design features can accommodate and encourage use of alternative energy sources.~~ The Bickford Ranch Specific Plan project Air Quality Design Guidelines will be ~~amended~~ to include the following measures:

- Install natural gas hookups in all new fireplaces;
- Install a natural gas outlet in the backyard of all new residences for gas-burning barbecues;
- Install electrical outlets at the front and back of new residences for electrical yard equipment;
- Install low-NO<sub>x</sub> hot water heaters per PCAPCD Rule 246;
- Install electric vehicle recharging circuits in all residential garages in age restricted units Heritage Ridge, and recharging raceways in all other residential garages;
- ~~Incorporate into project CC&Rs the restriction to electric-powered golf carts on the project site;~~
- Encourage landscape maintenance companies to use battery-powered or electric equipment for non-residential maintenance activities, where feasible; and
- ~~Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB-certified off-road engines, as follows:~~

<del>175 hp — 750 hp</del>	<del>1996 and newer engines</del>
<del>100 hp — 174 hp</del>	<del>1997 and newer engines</del>
<del>50 hp — 99 hp</del>	<del>1998 and newer engines</del>

~~The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. PCAPCD personnel, with assistance from the California Air Resources Board (if~~

available), will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

- ~~○ An enforcement plan shall be established to evaluate on a weekly basis project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, who is CARB-certified to perform Visible Emissions Evaluations, shall routinely evaluate project-related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified, and the equipment must be repaired within 72 hours.~~
- Minimize idling time to 10 minutes.
- ~~○ Schedule operations affecting traffic for off-peak hours whenever possible.~~
- ~~○ Use air conditioning units with an Ozone Destruction Catalyst. Provide natural gas lines or electrical outlets to all backyards to encourage use of natural gas or electric barbecues, as well as electric lawn equipment.~~
- Prohibit (through CC&Rs) the use of gasoline-powered lawn mowers on homes with lot sizes under 0.5 acres.
- Prohibit (through CC&Rs) use of gasoline-powered golf carts and/or gasoline-powered neighborhood vehicles.
- Install Class I bicycle lockers along with bike racks in recreation centers, commercial site.
- ~~Build unmanned informational kiosk in central location in Village Center.~~

The above measures will be included as part of the proposed project design and included in the Bickford Ranch residential CC&Rs.

In addition, the project Air Quality Design Guidelines will be amended to encourage implementation of is subject to the following measures:

- Incorporate passive solar building design and landscaping conducive to passive solar energy use (i.e., building orientation in a south to southeast direction where feasible, encouraging planting of deciduous trees on western sides of structures, landscaping with drought-resistant species, and including groundcovers rather than pavement to reduce heat reflection);
  - Incorporate solar heaters in proposed project residences as feasible;
  - Include high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units; and
  - Include energy-efficient window glazings, wall insulation, and efficient ventilation methods on all new residential units.
- **Mitigation Measure A-H:** Install only natural gas CNG fireplaces. Prohibit wood-burning fireplaces in all residential units.

Mitigation Measure A-H applies to Impact A-3 and A-4.

- **Mitigation Measure A-I:** Provide public awareness materials. (NO CHANGE)

- **Mitigation Measure A-J:** Incorporate into project CC&Rs the prohibition of open burning of any kind. (NO CHANGE)
- **Mitigation Measure A-K:** Implement an off-site mitigation program to reduce 105 percent of long-term air pollutant emissions

Mitigation Measure A-K applies to Impact A-3.

To reduce the identified impact to a less-than-significant level, the Applicant shall implement an off-site mitigation program that is equal to reducing ~~40~~105 percent of the proposed project's long-term air pollutant emissions. The Applicant shall develop the mitigation program which shall be approved by the PCAPCD. Alternatively, the Applicant could pay air quality mitigation fees to the Placer County Air Pollution Control District (PCAPCD) for the PCAPCD's Offsite Mitigation Program. Air quality mitigation fees would be used to fund measures aimed at improving air quality in Placer County, such as public transportation funding, financing of commuter rideshare programs, heavy duty NO<sub>x</sub> reduction programs, and the woodstove replacement program. To reduce the identified impact to a less-than-significant level, PCAPCD will require a reduction of summertime NO<sub>x</sub> emissions by ~~40~~105 percent. Air quality mitigation fees will be based on the current CARB Carl Moyer Effective Rate (currently at \$18,030 in 2015) a cost of \$10,000 per ton of NO<sub>x</sub> emission reduction for a single season. ~~This measure has been implemented for a number of projects in Placer County to reduce a project's long term air quality impacts.~~

- **Mitigation Measure A-L:** Enhance (repave, stripe) Provide dedicated parking spaces at the park-and-ride lot on Sierra College Boulevard north of Sage Avenue to provide additional parking spaces. with electrical outlets for electric vehicles

Mitigation Measure A-L applies to Impact A-3.

~~Additional residential design features can accommodate use of alternative energy sources. Amend the Bickford Ranch Specific Plan Air Quality Design Guidelines to include dedicated parking spaces at the park and ride lot with electrical outlets for electric vehicles.~~

- **Mitigation Measure A-M:** Plant trees in all parking lots so that the design results in 50 percent shading of parking lot surface areas within 15 years of planting;

Mitigation Measure A-M applies to Impact A-3.

- **Mitigation Measure A-N:** Implement construction measures to reduce emissions

Mitigation Measure A-N applies to Impact A-3 and A-4.

- The prime contractor shall submit to the County and PCAPCD 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 County and PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the County and Placer County APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- b. Prior to approval of Grading or Improvement Plans, whichever occurs first, the Applicant shall provide a written calculation to the PCAPCD for approval demonstrating that the heavy-duty (> 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 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.
- c. Include the following standard notes on the improvement plans and grading plans:
  - 1. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
  - 2. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
  - 3. Signs shall be posted in the designated queuing areas of the construction site to limit idling of construction equipment to a maximum of 5 minutes.
  - 4. Idling of construction related equipment and construction related vehicles should not occur within 1,000 feet of any sensitive receptor.
  - 5. Schedule operations affecting traffic for off-peak hours whenever possible.
- d. An enforcement plan shall be established to evaluate on a weekly basis project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, who is CARB-certified to perform Visible Emissions Evaluations, shall routinely evaluate project-related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified, and the equipment must be repaired within 72 hours.

The PCAPCD Rules and Regulations shall be included as standard notes on grading and improvement plans.

### **3.4.4 CONCLUSION**

The new emissions estimation methods would not result in new or substantially more severe significant impact conclusions related to air quality. With the exception of CO emissions during construction, construction and operational emissions estimated for the 2014 BRSP using CalEEMod are lower than

those that were estimated for the 2004 BRSP. While the results of the air quality modeling for the 2014 BRSP show an increase in CO emissions from the 2004 EIR, this is due to differences in the CO calculation methodology between the CalEEMod and URBEMIS air quality models and is not attributed to the changes in the project or changed circumstances. Therefore, the 2014 BRSP modifications would not result in significant new impacts, nor would they increase the severity of impacts previously described in the 2004 EIR.

### 3.5 BIOLOGICAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) 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 and Wildlife or US Fish and Wildlife Service?	Impacts B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-17, and B-18  2001 EIR p.13-31 - 13-35 and 13-38 - 13-40  2004 Final Addendum p. 61-66 and 68-69	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	Impacts B-3, B-4, and B-16  2001 EIR p.13-29 - 13-31 and 13-38  2004 Final Addendum p. 62-63 and 68-69	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Impacts B-13 and B-19  2001 EIR p.13-35- 13-37 and 13-40 - 13-41  2004 Final Addendum p. 66-67 and 69	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	Impact B-3 and B-15  2001 EIR p.13-29 – 13-30 and 13-37 - 13-38  2004 Final Addendum p. 62-63 and 68	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Impact B-2, B-3 and B-15  2001 EIR p.13-28 - 13-30 and 13-37 - 13-38  2004 Final Addendum p. 62-63 and 68	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or State habitat conservation plan?	2001 EIR N/A  2004 Final Addendum N/A	No	No	Yes
g) Have the potential to cause a commercial and/or recreational fishery to drop below self-sustaining levels?	Impact B-8 and B-17  2001 EIR p. 13-33 and 13-89 – 13-39  2004 Final Addendum p. 65 and 68	No	No	Yes

### 3.5.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The 2004 EIR included a comprehensive analysis of special status species, local habitats and vegetation communities, and jurisdictional waters within the project site. Biological site assessment surveys, botanical surveys, a wetland delineation survey, and a tree survey were conducted in support of the 2004 EIR. The evaluation of potential new impacts resulting from the implementation of the proposed 2014 BRSP modifications is based, in part, on the following:

- Updated U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB), and California Native Plant Society (CNPS) species lists for the project area (**Attachment 6**)
- Proposed *Bickford Ranch Tree Mitigation Plan* (**Attachment 7**) (November 2014)
- *Land Cover, Oak Woodland Associations and Canopy Coverage* (Appendix B of **Attachment 7**; HortScience, August, 2014);
- Memorandum regarding wetlands impacts (**Attachment 8**; Gibson & Skordal, 2014a)

- Letter to U.S. Army Corps of Engineers (USACE) regarding modification of the USFWS Biological Opinion (BO) for the Bickford Ranch Project, dated January 30, 2015 (**Attachment 9**; Gibson & Skordal, 2014b)
- Letter From USFWS regarding reinitiation of Formal Consultation for the Bickford Ranch Project, dated August 7, 2015 (**Attachment 9**)
- Land Use Cover Exhibits (**Attachment 10**; MacKay & Somps, 2014)
- Reconnaissance field survey conducted by AES biologists within the project site on April 28, 2014.

A summary of changes to the biological setting and regulatory setting since the 2004 EIR is provided below.

## **Placer County Regulatory Framework**

### ***Placer County Conservation Plan (Draft)***

In June 2000, the Board of Supervisors directed staff to initiate the implementation of the Placer Legacy Program. One of the objectives of the program was to prepare a Natural Communities Conservation Plan (NCCP) and a Habitat Conservation Plan (HCP) in three phases. The first phase is now known as the Placer County Conservation Plan (PCCP) and encompasses western Placer County.

The goal of the PCCP is to provide an effective framework to protect, enhance, and restore the natural resources in specific areas of western Placer County, while streamlining the permitting of a range of land development, infrastructure development, maintenance and habitat restoration actions known as "covered activities". Within this framework, the PCCP will achieve a range of conservation goals, comply with state and federal environmental regulations, accommodate anticipated urban and rural growth, and permit the construction and maintenance of infrastructure needed to serve the county's growing population. The PCCP includes two separate, but complementary plans or programs which support two sets of state and federal permits:

- **Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan**, referred to as the HCP/NCCP or "Plan". The Plan is a joint Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP) that will protect fish and wildlife and their habitats and fulfill the requirements of the Federal Endangered Species Act (ESA), the California Endangered Species Act (CESA), and the California Natural Community and Conservation Planning Act (NCCP Act);
- **Western Placer County Aquatic Resources Program** referred to as the CARP. The CARP will protect streams, wetlands, and other water resources and fulfill the requirements of the federal Clean Water Act (Section 404 and 401) and analogous state laws and regulations.

Collectively, these permits represent all of the major wetland and endangered species act permits that are required for land development activity that may occur on public and private property in Western Placer County.

The current status of the PCCP is that County staff continues to meet with Wildlife and Regulatory Agency staff, property owners, environmental interests, agricultural interests, and other stakeholders in order to prepare a public review draft PCCP that is responsive to agency comments and still reflective of stakeholder concerns. At this time, there is no adopted plan; however, the Agency-Review Draft PCCP should be available by the end of December 2015. It is anticipated that the public review draft for Planning Commission and Board of Supervisors consideration will be released August/September of 2016.

### ***Placer County Oak Woodlands Management Plan***

Impacts to oak woodlands are regulated by Placer County's Oak Woodlands Management Plan (2009) which provides a consistent policy for oak woodland habitats throughout the County and complements programs and policies including: (1) projects subject to an environmental assessment under CEQA; (2) projects subject to the Placer County Tree Preservation Ordinance; and (3) projects evolving out of the draft PCCP. The goal of the management plan is to mitigate the impact of the loss of oak woodland communities and to provide guidance on the conservation of the oak woodland communities. The management plan also takes into consideration other trees and plants associated with the oak woodland-dominated natural communities and the value these communities contribute to wildlife, to air and water quality benefits, and to quality of life. While the plan is countywide in nature, it provides opportunities to address oak woodland issues on a project-priority basis to achieve oak woodland protection. A secondary purpose of the Oak Woodlands Management Plan is to provide the opportunity to obtain funding for special projects designed to conserve and restore Placer's oak woodlands.

### ***Draft Guidelines for Evaluating Development Impacts on Oak Woodlands***

In order to assess and mitigate impacts to oak woodlands for development projects considered before the Oak Woodland Management Plan implementation program was adopted, the County issued Draft Guidelines for Evaluating Development Impacts on Oak Woodlands (Guidelines) (2008). These guidelines define the oak woodlands and significant trees to which the guidelines apply. The guidelines also establish methodologies for inventorying oak woodlands and assessing impacts to them, and identify mitigation measures required to offset impacts to oak woodlands. The methodology described in the Guidelines was utilized to evaluate the BRSP tree canopy.

### **Special Status Species**

Updated USFWS, CDFW, CNDDDB, and CNPS species lists were reviewed for the project area to determine the potential for new species not previously addressed within 2004 EIR to occur within the project site. The potential for additional special status plants to occur on the project site is evaluated in **Table 3.5-1**. Although the updated USFWS, CNDDDB, and CNPS species lists include three additional plant species not previously evaluated in the 2001 EIR and 2004 Final Addendum, none of these species have been previously observed on the project site during reconnaissance or botanical surveys conducted for the 2004 BRSP and the project site supports only moderately suitable habitat for these species. The potential for additional special status wildlife to occur on the project site is discussed below and in **Table 3.5-2**. While potentially suitable habitat for these species is present on the project site, none of these species have been observed during previous surveys of the site.

**TABLE 3.5-1**

## ADDITIONAL SPECIAL-STATUS PLANT SPECIES THAT HAVE THE POTENTIAL TO OCCUR IN THE STUDY AREA

Common and Scientific Name	Listing Status* Federal/State/CN PS	Distribution	Habitat Associations	Period of Identification	Habitat Suitability at Study Area
Layne's ragwort <i>Packera layneae</i>	FT/CR/1B.2	Butte, El Dorado, Placer, Tuolumne, and Yuba counties, California	Serpentinite or gabbroic, rocky soils in chaparral and cismontane woodland habitats at 200-1085 meters.	April - August	Moderate. This species has a moderate potential to occur in the rocky soils within higher elevation (200-290 meters) cismontane woodland habitats located within the study area. This species has not been observed within the study area .
Oval-leaved viburnum <i>Viburnum ellipticum</i>	--/--/2B.3	Contra Costa, El Dorado, Fresno, Glenn, Humboldt, Mendocino, Napa, Placer, Shasta, Sonoma, and Tehama counties, California	Chaparral, cismontane woodland and lower montane coniferous forest habitats at 215-1400 meters.	May - June	Moderate. This species has a moderate potential to occur within higher elevation (215-290 meter) cismontane woodland habitats located within the study area. This species has not been observed within the study area.
Red Hills soaproot <i>Chlorogalum grandiflorum</i>	--/--/1B.2	Amador, Butte, Calaveras, El Dorado, Placer, and Tuolumne counties	Serpentinite, gabbroic, and other soils in chaparral, cismontane woodland, and lower montane coniferous forest habitats at 245-1240 meters	May - June	Moderate. This species has a moderate potential to occur within the higher elevation (245-290 meter) cismontane woodland habitats located within the study area. Serpentinite and gabbroic soils are not present within the study area. This species has not been observed within the study area.

## STATUS CODES

FEDERAL: United States Fish and Wildlife Service

FE Federally Endangered

FT Federally Threatened

FC Candidate for Federal Listing

FD Federally Delisted

STATE: California Department of Fish and Game  
CE California Listed Endangered  
CT California Listed Threatened  
CR California Rare  
CSC California Species of Special Concern  
CFP California Fully Protected Species

CNPS: California Native Plant Society  
Rank 1A Plants Presumed Extinct in California  
Rank 1B Plants Rare, Threatened, or Endangered in California and Elsewhere  
Rank 2B Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere  
Rank 3 Plants About Which We Need More Information – A Review List (not included in this table)  
Rank 4 Plants of Limited Distribution – A Watch List (not included in this table)

CNPS Threat Ranks:  
0.1 – Seriously Threatened in California (Over 80% of occurrences threatened / high degree and immediacy of threat)  
0.2 – Fairly Threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)  
0.3 – Not Very Threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Months in parenthesis are uncommon.  
Source: USFWS 2014a; CDFW 2014; CNPS 2014.

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**TABLE 3.5-2**

ADDITIONAL SPECIAL-STATUS WILDLIFE SPECIES THAT ARE KNOWN OR HAVE THE POTENTIAL TO OCCUR IN THE STUDY AREA

Common Name and Scientific Name	Status* Federal/State	Distribution	Habitats	Reason for Decline or Concern	Occurrence in Study Area
California black rail <i>Laterallus jamaicensis coturniculus</i>	--/CT/--	Small populations and individual records scattered throughout North America and California (NatureServe, 2014).	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. In freshwater, usually found in bulrushes, cattails, and saltgrass. Usually found in immediate vicinity of tidal sloughs. Needs water depths of about 1 inch that does not fluctuate during the year, and dense vegetation for nesting habitat (NatureServe, 2014).	Loss and alteration of aquatic and wetland habitats (such as tidal marshes), habitat fragmentation	There is one record of California black rail (Occurrence Number 134) located approximately 2.2 miles south of the project site. This record is dated June 9, 2006 and presumed extant. The study area does not provide highly suitable nesting habitat for this species and no nests have been observed within the study area during surveys.
Grasshopper sparrow <i>Ammodramus savannarum</i>	--/--/SSC	Known from Los Angeles, Mendocino, Orange, Placer, Sacramento, San Diego, San Luis Obispo, Solano, and Yuba counties, California	Prefer grasslands of intermediate height and are often associated with clumped vegetation interspersed with patches of bare ground.	Habitat loss to agricultural and urban development	There is one record of a grasshopper sparrow (Occurrence Number 8) located approximately 3.7 miles west of the project site. This record is dated May 8, 1998 and is presumed extant. The patchy grasslands on the project site provide suitable habitat for grasshopper sparrows; however, no grasshopper sparrows or nests have been observed during surveys of the project site.
Osprey <i>Pandion haliaetus</i>	--/--/S	Known from throughout North America.	Typically found near still or slow-moving fresh and salt waters in a variety of habitats ranging from lakes, and rivers to shorelines, cliffs, and salt-flats.	Human disturbance at nest sites, loss of riparian habitats, especially in the Central Valley; pesticide contamination	There is one record of osprey (Occurrence Number 446) located approximately 0.9 miles south of the project site. The record is dated June 11, 2008 and is presumed extant. Riparian habitats along Clover Valley Creek provide suitable nesting habitat; however, no nests have been observed during surveys.

<p>White-tailed kite <i>Elanus leucurus</i></p>	<p>--/--/CFP</p>	<p>Permanent resident of coastal and valley lowlands (NatureServe, 2014).</p>	<p>Habitats include savanna, open woodland, marshes, partially cleared lands and cultivated fields, mostly in lowland situations. Nesting occurs in trees (NatureServe, 2014).</p>	<p>There is one record of white-tailed kite (Occurrence Number 74) located approximately 1.1 miles south of the project site. This record is dated July 2003 and is presumed extant. The oak woodland and riparian habitat along Clover Valley Creek provide suitable nesting habitat; however, no nests have been observed during surveys.</p>
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STATUS CODES

FEDERAL: United States Fish and Wildlife Service

FE Federally Endangered

FT Federally Threatened

FC Candidate for Federal Listing

FD Federally Delisted

STATE: California Department of Fish and Game

CE California Listed Endangered

CT California Listed Threatened

CR California Rare

CSC California Species of Special Concern

CFP California Fully Protected Species

Months in parenthesis are uncommon.

Source: USFWS 2014a; CDFW 2014; CNPS 2014.

## ***Changes to the Regulatory Status and Sensitivity of Some Biological Resources***

The current status designations for plant and animal species in the region have changed for several species since the 2004 EIR (both additions to and removals from listed status). The regulatory status of one plant included in the 2004 EIR, veiny monardella (*Monardella douglasii* var. *venosa*), has changed from CNPS Rare Plant Rank 1A to 1B.1. This change in CNPS Rare Plant Rank indicates that this species is no longer presumed extinct in California, but is considered rare, threatened, or endangered in California and elsewhere, and seriously threatened in California. The regulatory status of 5 animal species included in the 2004 EIR has since changed. Fall-run Chinook salmon (*Oncorhynchus tshawytscha*) was originally proposed for federally threatened listing and is no longer proposed for that status. The regulatory status of the California tiger salamander (*Ambystoma californiense*) has changed and is discussed in detail below. The regulatory status of the Cooper's hawk (*Accipiter cooperii*) has changed from being a state listed species of special concern to being waitlisted. The regulatory status of the western mastiff bat (*Eumops perotis californicus*) and the spotted bat (*Euderma maculatum*) has changed, resulting in these species no longer being listed as federal species of concern.

### California Tiger Salamander (*Ambystoma californiense*)

The California tiger salamander (CTS) was listed as threatened under the ESA by USFWS on August 4, 2004 (with an effective date of September 3, 2004) (50 Code of Federal Regulations [CFR] 47212) and listed as threatened under the CESA on August 2, 2010 (with an effective date if August 19, 2010). At the time the 2004 EIR was written, CTS was a candidate to become a listed species and a California species of special concern. The 2004 EIR determined there were no records of CTS in the vicinity of the project site and that the project site is likely outside of the species' known range. Although the regulatory status of the CTS has changed, there are no new records of CTS in the vicinity of the project site; therefore, the conclusions of the 2001 EIR and the 2004 Final Addendum regarding the lack of potential for CTS to occur within the project site remain valid, and no new significant impacts or substantially more severe impacts to CTS are expected.

## **Project Site Conditions**

Following approval of the 2004 Project, site development activities commenced including initiation of mass grading, tree removal, wetland and special status species mitigation. Consistent with 2004 Project approvals, approximately 8,200 oak trees were removed and approximately 21,000 oak seedlings were planted in the northwest portion of the site as mitigation for trees removed. Over time and because the project developer suspended site work, most of the oak seedlings planted failed due to lack of irrigation. Additionally, consistent with the 2002 BO issued by the USFWS, approximately 21 elderberry bushes were salvaged and transplanted to a 0.9-acre conservation area within the project site along with elderberry seedlings and/or cuttings and associated native species. During biological surveys of the project site conducted in 2014 by Gibson & Skordal, it was observed that a majority of the transplants and plantings failed, likely due to a lapse in maintenance because the former project developer suspended site work. It was also observed that approximately 34 new elderberry shrubs have subsequently established in areas within the project site that were cleared in preparation for the previously approved golf course (refer to **Attachment 9**). Outside of the graded area, the vegetation types and acreages previously identified within the 2004 EIR are considered consistent with current conditions.

### 3.5.2 IMPACT DISCUSSION

#### Question A – Impacts to Special Status Species (2004 EIR Impact B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-17, B-18)

The 2004 EIR addressed the potential for impacts associated with species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The 2004 EIR considered 15 special status plants, and 22 special status wildlife species with the potential to occur at the project site or in the project vicinity based on known distribution and suitable habitats for those species. After reviewing current USFWS, CNDDDB, and CNPS species lists, three additional special status plant species and four additional special status bird species were identified that were not originally evaluated in the 2004 EIR. These species are addressed below. A comparison of habitat impact acreages under the 2004 BRSP and 2014 BRSP modifications is provided in **Table 3.5-3** below. As shown in the table, the overall area of habitat impacts has been reduced by 267.9 acres, reducing the impacts to suitable habitat for special status species, including annual grassland (-42 acres), woodland (-220.1 acres<sup>2</sup>), and riparian habitat (-7.5 acres).

#### ***Special Status Plant Habitat***

The 2004 EIR concluded that the project site provides suitable habitat for 15 special status plant species and of these, three special status plant species have the potential to be affected by the Proposed Project: big-scale balsamroot (*Balsamorhiza macrolepis*), Sanford's arrowhead (*Sagittaria sanfordii*), and rose-mallow (*Hibiscus moscheutos*). Potential impacts to big-scale balsamroot are associated with the removal of oak woodland habitat. Potential impacts on Sanford's arrowhead and rose-mallow could occur within the Butler Road right-of-way, where drainages cross the road.

The potential for additional special status plants to occur on the project site is evaluated in **Table 3.5-1**. The updated USFWS, CNDDDB, and CNPS species lists identify three additional plant species not previously evaluated in the 2004 EIR for which moderately suitable habitat occurs within the woodland habitats of the project site. None of these species has been previously observed during reconnaissance or botanical surveys of the project site. As shown in **Table 3.5-3**, the 2014 BRSP would reduce the area of impacted woodland habitat that may support habitat for these species by 220 acres.

Mitigation measure B-G identified in the 2004 EIR requires that before construction and/or approval of improvement plans, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale balsamroot and vernal pools within all proposed construction areas for special status plant species. Impacts to vernal pools occurred with site grading following the 2004 BRSP project approvals. Modifications to Mitigation Measure B-G are proposed to delete the requirement. Pre-construction surveys were conducted prior to the start of grading activities and mitigation for impacts to vernal pools was completed. Portions of Mitigation Measure B-G that require pre-construction surveys of vernal pools are proposed to be deleted as impacts from grading have already occurred and mitigation measures have been completed. This measure is proposed to be modified to include the requirement to conduct pre-construction surveys for the three additional plant species identified in **Table 3.5-1**. With the proposed adjustments listed in **Section 3.5.3**, this mitigation

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<sup>2</sup> Includes sum of blue oak woodland, foothill hardwood woodland, interior live oak woodland, oak-foothill pine woodland, and oak woodland savannah.

would sufficiently address potential impacts associated with the 2014 BRSP modifications. The 2014 BRSP would not result in significant new impacts to special status plants, nor do the proposed modifications increase the severity of impacts previously described in the 2004 EIR. Specifically, implementation of Mitigation Measures B-B (Hire a project biologist for construction monitoring) and B-G (Conduct pre-construction surveys for special status plants) from the 2004 EIR would ensure that impacts to suitable special status plant habitat would be less than significant under the 2014 BRSP modifications.

**TABLE 3.5-3**  
COMPARISON OF HABITAT IMPACTS (IN ACRES)<sup>1</sup>

Land Cover Type	Total Acres Within the Project Site <sup>2</sup>	2004 BRSP Impacts <sup>3</sup> (acres)	2014 BRSP Impacts (acres)	Difference in Impacts Between 2004 and 2014 BRSP
<b>Terrestrial Land Cover</b>				
Annual Grassland	496.3	402.4	360.4	-42.0
Blue Oak Woodland	426.2	277.2	211.7	-65.5
Foothill Hardwood Woodland	368.7	223.9	100.2	-123.7
Interior Live Oak Woodland	10.7	0.0	0.0	0.0
Oak-Foothill Pine woodland	226.9	64.1	66.3	2.2
Oak Woodland Savannah	304.1	268.9	235.8	-33.1
Rural Residential	5.5	2.8	2.7	-0.1
Rural Residential – Forested	1.8	0.0	1.6	1.6
Unidentified	.2	0.0	0.0	0.0
Urban or Suburban	1.2	0.1	0.0	-0.1
Valley Foothill Riparian Woodland	69.3	9.0	1.5	-7.5
<b>Wetlands and Other Waters</b>				
Wetland Swale	7.71	0.46	0.53	0.07
Seasonal Wetland	3.11	1.48	1.60	0.12
Vernal Pool	0.23	0.23	0.23	0
Riparian Wetland	4.43	0.28	0	-0.28
Intermittent Drainage	1.60	0.21	0.02	-0.19
<i>Sub-total Wetlands and Waters</i>	<i>17.08</i>	<i>2.66</i>	<i>2.38</i>	<i>-0.28</i>
<b>Total</b>	<b>1,927.5</b>	<b>1,249</b>	<b>979.2</b>	<b>-267.92</b>
Notes:				
1. Terrestrial impacts are sourced from the MacKay & Somps land use cover exhibits, included as <b>Attachment 10</b> , and wetland impacts are sourced from the Gibson & Skordal Memo included as <b>Attachment 8</b> . The land associations for terrestrial habitats are consistent with those utilized in the PCCP. The classifications for the on-site wetlands are different from those used in the draft PCCP, but are consistent with those listed in the 2004 EIR.				
2. Wetland resources on-site are from Bickford Ranch 2001 EIR, December 18, 2001, Table 13-2				
3. Wetland impacts are from Bickford Ranch EIR Addendum, October 8, 2004, page 67.				

### **Special Status Wildlife**

The 2001 EIR and the 2004 Final Addendum considered 22 special status wildlife species with the potential to occur at the project site. The 2001 EIR and the 2004 Final Addendum concluded that

potential impacts to special status wildlife species, including the loss of habitat for vernal pool fairy shrimp, Valley Elderberry Longhorn Beetle (VELB), fish, California red-legged frog, foothill yellow-legged frog, nesting birds/raptors, and special-status bat species resulting from the Proposed Project would be less than significant with mitigation incorporated. No new impacts or increased severity of impacts over those previously described in the 2001 EIR and 2004 Final Addendum would occur to these species as a result of the BRSP modifications. As shown in **Table 3.5-3**, the area of habitat impacts has been reduced by 267.9 acres, reducing potential impacts to suitable habitat for special status wildlife species, including annual grassland (-42 acres), woodland (-220.1 acres<sup>3</sup>), and riparian habitat (-7.5 acres).

### Biological Opinion Conservation Measures for Federal Listed Species

The Service issued a BO for the subject project by letter dated January 29, 2002. That BO appended the project to the Service's Programmatic Consultation for Vernal Pool Crustaceans (Service File 1-1-96-F-1) and the Programmatic Consultation for the VELB (Service File 1-1-96-F-66). The BO incorporated conservation measures for both vernal pool crustaceans and VELB.

#### *Vernal Pool Fairy Shrimp*

Consistent with the conservation measures stipulated in the BO, 0.46 acre of vernal pool preservation credits were purchased from a Service-approved vernal pool preservation bank and 0.23 acre of vernal pool creation credits were purchased from a Service-approved vernal pool creation bank. This satisfied the conservation measures for vernal pool crustaceans stipulated in the BO. As shown in **Table 3.5-3**, the 2014 BRSP would not result in any new impacts to vernal pool habitat, thus no new impacts would occur and no new mitigation measures are required.

#### *VELB*

The VELB conservation measures set forth in the BO required transplanting 21 affected elderberry bushes along with an additional 104 elderberry seedlings and/or cuttings and planting 112 associated native species at a 0.9-acre on-site conservation area. The conservation measures further stipulated that the conservation area be established in perpetuity through a Service-approved conservation easement, long-term management plan and a maintenance endowment fund. The elderberry bushes were salvaged and transplanted to the 0.9-acre conservation area along with the elderberry seedlings and/or cutting and associated native species. The conservation area was fenced and a watering system for the transplants and plantings was established at that same time.

During biological surveys of the project site conducted in 2014 by Gibson & Skordal, it was observed that a majority of the transplants and plantings failed, likely due to a lapse in maintenance because the former project developer suspended site work. It was also observed that approximately 34 elderberry shrubs have subsequently established in areas that were cleared in preparation to construct a golf course (refer to **Attachment 9**). This total of newly established elderberry bushes that will be preserved exceeds the total (21) number of elderberry bushes that were authorized for impact by the BO. The area where these newly-established elderberry bushes are located is now part of the large open space preserve that will be established within project site, as is the 0.9 acre

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<sup>3</sup> Includes sum of blue oak woodland, foothill hardwood woodland, interior live oak woodland, oak-foothill pine woodland, and oak woodland savannah.

conservation area. One elderberry bush has subsequently established in an area originally and currently planned for development. This elderberry bush consists of one stem greater than 5 inches in diameter without evidence of VELB exit holes and is growing in a location far removed from riparian habitat.

USACE reinitiated consultation with the USFWS in February 2015 to amend the BO conservation measures related to VELB. On August 7, 2015, USFWS issued a letter revising the 2002 BO to reflect the recent consultation, the changes to the project description of the BRSP, and modifying the conservation measures to include purchase of beetle conservation credits from a USFWS-approved beetle conservation bank (refer to **Attachment 9**). The credits purchased would be sufficient to compensate for all of the effects originally considered in the 2004 EIR as well the effect resulting from the newly discovered elderberry bush that is located within a development footprint. A total of 22.2 beetle conservation credits would be purchased. Proposed revisions to Mitigation Measure B-J included in Section 3.5.3 would ensure that impacts to VELB would continue to be less than significant under the 2014 BRSP modifications. With the revised mitigation measures, no new or substantially more significant impacts to VELB would occur as a result of the 2014 BRSP.

#### Additional Special Status Species with Potential to Occur in Project Site

Based on review of updated USFWS and CNDDDB special status species lists, four additional special status bird species have the potential to occur in the project area, including California black rail (*Laterallus jamaicensis coturniculus*), Grasshopper sparrow (*Ammodramus savannarum*), osprey (*Pandion haliaetus*), and White-tailed kite (*Elanus leucurus*) (see **Table 3.5-2**). While potentially suitable habitat for these species is present on the project site, none of these species have been observed during previous surveys of the site. As shown in **Table 3.5-3**, the 2014 BRSP would reduce impacts to suitable foraging and nesting habitats for these species, including grassland, woodland, and riparian areas within the project site.

Implementation of Mitigation Measures B-L (Conduct preconstruction surveys for nesting raptors in affected areas) and B-M (Develop buffer zones around nesting raptors during construction) from the 2004 EIR would ensure that impacts to nesting raptors, including osprey and white-tailed kite, would be less than significant under the 2014 BRSP modifications. Revisions to these mitigation measures are proposed in Section 3.5.3 to also include preconstruction nest surveys for special status birds and migratory birds protected under the Migratory Bird Treaty Act (MBTA), which includes California black rail and Grasshopper sparrow. With the revised mitigation measures, no new or substantially more significant impacts to special status species would occur as a result of the 2014 BRSP.

#### Changes to the Regulatory Status and Sensitivity of Some Biological Resources

As described in **Section 3.5.1**, the current status designations for one plant and several animal species in the region have changed since the 2004 EIR (both additions to and removals from listed status). Despite the regulatory status change, the conclusions and mitigation measures related to these species from the 2004 EIR remain valid and no new significant impacts or substantially more severe impacts are expected.

## **Question B – Impacts to Sensitive Habitats, Including Riparian and Woodland (2004 EIR Impacts B-3, B-4 and B-16)**

Of the habitat types within the project site, woodland and riparian habitats are generally considered sensitive as they provide cover and foraging opportunities for wildlife species. The 2004 EIR addressed potential loss of riparian habitat within Impact B-4 and potential loss of oak woodland habitat within Impacts B-4 and B-16. As shown in **Table 3.5-3** above, when compared to the 2004 BRSP, the 2014 BRSP would reduce the area of impacted woodland habitat by approximately 220 acres<sup>4</sup>, and would reduce the area of impacted riparian habitat by 7.5 acres. The 2014 BRSP modifications would not result in significant new impacts to suitable habitat, nor would they increase the severity of impacts to suitable habitat previously described in the 2004 EIR. As discussed in further detail under Question E below, modifications to previously proposed mitigation measures shown in **Section 3.5.3** for oak tree removal are consistent with the most recent County ordinances and standards for the protection of oak woodland in Placer County. These mitigations exceed the level of mitigation recommended in the 2004 EIR. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to tree removal are expected under the BRSP modifications. As concluded in the 2004 EIR, residual significance of loss of riparian habitat would be less than significant; however, residual significance of loss of oak woodland would continue to be significant and unavoidable. The conclusions of the 2004 EIR regarding consistency with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, remain valid.

## **Question C – Impacts to Wetland Habitats (2004 EIR Impacts B-13 and B-19)**

Development within the project site would involve the filling of wetland habitats including a wetland swale, seasonal wetlands, vernal pools, and intermittent drainages. Jurisdictional wetlands and Waters of the U.S. are protected by the USACE under the Clean Water Act. Impact B-13 of the 2004 EIR addressed loss of waters of the U.S. including wetlands resulting from the construction and operation of the proposed project. The 2004 EIR found that the 2004 BRSP would result in impacts to approximately 2.45 acres of wetlands and 0.21 acres of other waters of the U.S., totaling 2.66 acres of impacts to wetlands and waters of the U.S. in the project site. Following the 2004 BRSP project approvals, grading operations resulted in impacts to vernal pools and vernal pool mitigation was completed. The 2014 BRSP modifications would result in impacts to approximately 2.38 acres of wetlands and other waters of the U.S., which represents a net 0.28-acre decrease in impacts from the previously analyzed project. The net decrease in impacts results from a decrease in impacts to riparian wetlands (-0.28 acre) and intermittent drainages (-0.19 acre) and an increase in impacts to wetland swales (+0.07 acre) and seasonal wetland (+0.07 acre). **Table 3.5-3** above summarizes the impacts to wetlands and waters of the U.S. No new or substantially more severe significant impacts related to the loss of wetlands and waters of the U.S. would occur as a result of the 2014 BRSP modifications. Mitigation measures in the adopted MMRP, including Mitigation Measures G-A (Comply with the Placer County ordinances for all grading, drainage, and construction of improvements); Mitigation Measure B-E (Implement the Applicant's wetland preservation and impact plan), Mitigation Measure B-O (Obtain and implement conditions of state and federal permits for impacts on waters of the United States), and Mitigation Measure B-P (Protect wetlands during construction), would fully address the impacts of the 2014 BRSP. For Mitigation Measure B-E, the

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<sup>4</sup> Includes sum of blue oak woodland, foothill hardwood woodland, interior live oak woodland, oak-foothill pine woodland, and oak woodland savannah.

Applicant would implement the existing wetland preservation and impact plan, rather than implement a revised plan. No new mitigation would be required.

Impact B-19 of the 2004 EIR described potential impacts that could occur during the operation phase to Clover Valley Creek as a result of golf course operations. Under the 2014 BRSP, the golf course and related facilities would be eliminated; therefore potential impacts to this resource would be reduced. Refer to the discussion under hydrology for further information regarding potential effects to water quality.

Therefore, the conclusions of the 2004 EIR regarding impacts of the project on wetland and other waters of the U.S. remain valid.

### **Question D – Interfere substantially with the movement of native fish or wildlife species or wildlife corridors or impede the use of native wildlife nursery sites (2004 EIR Impact B-3 and B-15)**

The 2004 EIR addressed loss of open space in Impacts B-3 and B-15, primarily associated with the loss of oak woodland habitat resulting from construction and operation of the proposed project. Under the 2014 BRSP, the development footprint would be reduced by 287.8 acres, and the area designated for open space preserve would increase by approximately 109.7 acres and open space transition would increase by 163.5 acres (**Section 2.0, Table 2-1 and Table 2-2**). The analysis contained in the 2004 EIR concluded that the loss of open space could remain potentially significant following the implementation of Mitigation Measure B-Q (Develop and implement an open space management plan). No new or substantially more severe significant impacts related to the loss of open space are expected under the BRSP modifications and no new mitigation would be required. The conclusions of the EIR and Final Addendum remain valid and no further analysis is required.

### **Question E – Consistency with local policies or ordinances protecting biological resources / Loss of Oak and Other Native Trees (2004 EIR Impact B-2, B-3 and B-15)**

#### ***Summary of 2004 EIR Evaluation***

The 2004 EIR Impacts B-2, B-3 and B-15 address impacts to oak trees and oak woodlands that would result from clearing activities associated with the development of the site. The 2001 EIR Impact B-2 identified 10,660 trees, measuring six inches diameter at breast height (DBH) or greater, that would be removed with construction of the 2004 Project. The 10,660 trees proposed for removal were located within the development footprint of the 2004 Project and, of these, 6,500 trees were located in graded areas and 4,150 trees were located in non-graded areas. Most of the trees impacted would be oaks, although a few trees of other species within oak woodlands and riparian forests would be affected.

As required by Mitigation Measure B-A, the EIR included the Bickford Ranch Oak Woodland Conservation & Revegetation Plan (Oak Plan) (Ralph Osterling Consultants, Inc., 1998). The Oak Plan outlined an approach for mitigation of tree impacts by planting native oak trees, grown from acorns collected on-site or in the immediately vicinity. The Oak Plan called for the planting of trees on-site in identified planting areas. The Oak Plan also described measures for the long-term conservation of woodland areas on-site.

The analysis contained in the 2004 EIR concluded that the loss of individual oak trees from development of the site would remain significant and unavoidable, even after mitigation (Mitigation Measures B-A and B-D). The 2004 EIR Impact B-15 addressed additional loss of oak trees associated with removal of oaks from individual residential lots by homeowners. Under the 2004 BRSP, homeowners would be required to obtain a tree removal permit from Placer County and from the Homeowners Association prior to tree removal; however, it was concluded that the loss of individual oak trees resulting from operation of the project would be significant and unavoidable following implementation of mitigation (Mitigation Measures B-D as revised, and B-Q).

### ***Status of Tree Removal and Mitigation Efforts***

Following approval of the 2004 Project, site development activities commenced including initiation of mass grading, tree removal and wetland species mitigation. Consistent with 2004 Project approvals, approximately 8,200 oak trees were removed and approximately 21,000 oak seedlings were planted in the northwest portion of the site as mitigation for trees removed. Over time and because the project developer suspended site work, most of the oak seedlings planted failed due to lack of irrigation. The Bickford Ranch Tree Mitigation Plan (**Attachment 7**) prepared for the 2014 BRSP addresses the failed plantings associated with the 2004 BRSP and includes mitigation (see new Mitigation Measures B-T and B-U) to address impacts of the 2014 BRSP and compensation for previous mitigation that failed.

### ***Comparison of 2004 and 2014 BRSP Tree Impacts and Mitigation***

#### Oak Woodland Canopy Impacts and Mitigation

Consistent with the draft PCCP, Placer County Oak Woodlands Management Plan (2009), and Draft Guidelines for Evaluating Development Impacts on Oak Woodlands (2008), impacts associated with removal of oak trees and associated mitigation requirements under the 2014 BRSP have been calculated based on the acreage of tree canopy that would be impacted, versus number of trees. A geographic information system (GIS) analytical comparison of land cover and tree canopy for the 2004 and 2014 Projects was completed and is contained in Appendix B of the Bickford Ranch Tree Mitigation Plan (**Attachment 7** to this Environmental Checklist). **Table 3.5-4** summarizes tree canopy impacts and mitigation in the 2004 Project and 2014 Projects. As shown in the table, the 2014 BRSP would reduce the area of impacted oak tree canopy by 149.7 acres, and would provide 149.7 acres of on-site oak tree canopy preservation mitigation. The oak tree canopy would be preserved within the conversation easement over the open space preserves.

#### Significant Trees Impacts and Mitigation

As defined in the Draft Guidelines for Evaluating Development Impacts on Oak Woodlands, significant Trees are trees that are 24-inch DBH or greater or 72 inches or greater in circumference measured at ground level (CGL). The original tree survey data was evaluated to determine the percentage of significant trees within the oak woodland canopy areas. Using a statistically significant sample size, it was determined that 718 significant trees would be removed as a result of the 2014 BRSP, and that the average DBH for significant trees within the project site is 34.7 inches. The number of significant trees that would be removed as a result of the 2014 BRSP would be less than what would occur under the 2004 BRSP due to the reduced development footprint. To address restoration and compensation for Significant Trees impacted by the 2014 Project, new Mitigation Measure B-U requires payment to Placer

County mitigation totaling \$2,491,500, based on 24,915 inches of Significant Trees and mitigation of \$100 per inch.

**TABLE 3.5-4**  
SUMMARY OF TREE CANOPY IMPACTS AND ON-SITE MITIGATION

	2004 BRSP	2014 BRSP	Difference
<b>Total Canopy On-Site</b>			
Pre-Development Tree Canopy (2002 aerial of site)	759.5 acres	759.5 acres	0
<b>Canopy Impacts</b>			
Impacts Within Development Footprint (100%) <sup>1</sup>	366.4	156.3	
Canopy removed following 2004 BRSP approval	-	60.4	
Total Canopy Impacts	366.4	216.7	-149.7
<b>Mitigation</b>			
Canopy Mitigation Required (2:1)	732.8 acres	433.4 acres	
Mitigation Canopy Provided On-site	393.1 acres	542.8 acres <sup>2</sup>	+149.7
Meets Current Mitigation Requirements?	No <sup>3</sup>	Yes	
Notes: 1. Oak tree canopy impacts were estimated by calculating the acreage of canopy with the development footprints for each project; however, not all of the trees in the development footprint will be removed, even though they are assumed to be removed for purposes of estimating impacts and quantifying mitigation. Many trees will be preserved in park sites, landscape corridors, open space areas inside the development footprint, and within residential neighborhoods. Therefore, the acreage of canopy impacts shown in the table is conservative and overstated. 2. This number does not include previous mitigation attempts because most of those trees have failed. 3. The 2004 BRSP met the mitigation requirements in place at the time, but did not meet the mitigation requirements under the current canopy method. Source: Bickford Ranch Tree Mitigation Plan, November 2014 ( <b>Attachment 7</b> )			

**Additional 2014 BRSP Components that Address Tree Removal**

**On-Site Tree Canopy Preservation.** Existing tree canopy would be preserved within the open space preserves (included in a conservation easement), within open space transition areas, open space parkways, parks and on some residential lots.

**On-Site Tree Planting.** As a component of the project, construction of the 2014 Project will include planting of approximately 10,000 trees throughout the development footprint. Trees will be planted at project and neighborhood entries, within landscape corridors, park sites, and within residential lots as street and landscape screens. Of the approximately 10,000 trees that will be planted on-site, twenty percent (20%) of the trees will be oaks and other native species.

**Expanded Tree Permitting Requirements.** For the purpose of anticipating potential impacts of the 2014 BRSP, the analysis assumes that all trees within the development footprint will be removed. However, as the project develops, not all of the trees in the development footprint will be removed. Many trees will be preserved in park sites, landscape corridors, and open space areas inside the development footprint and within residential neighborhoods.

To reduce the likelihood of future tree removals by private property owners and home builders, the Bickford Ranch Development Standards (BRDS) will require a Tree Permit for removal of trees located outside the building envelope on ungraded lots and partially-graded lots. Ungraded lots and partially-graded lots are located along the ridges on the north and south of Bickford Ranch Road. The process for

obtaining a tree permit and mitigation requirements will be consistent with the Placer County Tree Preservation Ordinance (Chapter 12, Article 12.16 Placer County Code [PCC]).

Tree removal subject to the Tree Permit requirements was also considered in the canopy impact analysis (**Table 3.5-4**) and significant tree removal analysis; therefore, mitigation resulting from the Tree Permits will be in addition to the mitigation requirements provided through oak woodland preservation (Mitigation Measure B-T) and the payment of fees for impacts to significant trees (Mitigation Measure B-U). Mitigation Measures B-T and B-U replace Mitigation Measure B-A.

**Off-Site Canopy Preservation.** In 2006, as the result of litigation related to the 2004 Project, to address impacts to oak woodlands, the project provided \$6.05 million for the acquisition of eight properties within Placer County. Funding was provided for acquisition of the properties or easements on the properties to create oak woodland preserves and to enhance the following eight preserves:

- Garden Bar Preserve
- Kirk Ranch Preserve
- Kotomyan Big Hill Preserve
- Liberty Ranch Big Hill Preserve
- Oest Ranch – Cold Springs Preserve
- Oest Ranch – Lake Clementine Preserve
- Outman Big Hill Preserve
- Taylor Ranch Preserve

The properties, owned and managed by the Placer Land Trust with funding provided by the Project comprise 2,636 acres in land area, of which 1,987 acres are covered in oak woodland canopy. The 1,987 acres of oak woodland canopy located on the properties is in addition to the 542.8 acres of oak woodland canopy preserved on-site. The on-site (542.8 acres) and off-site (1,987 acres) oak woodland canopies preserved by the project total 2,529.8 acres.

### **Summary**

The proposed 2014 BRSP modifications would reduce the acreage of impacted oak tree canopy by 149.7 acres and subsequently would reduce the number of oak trees that would be removed on the project site. Implementation of the updated mitigation measures for oak tree removal are consistent with the most recent County ordinances, standards and guidance for the protection of oak trees in Placer County, including, Placer County Oak Woodlands Management Plan (2009), and Draft Guidelines for Evaluating Development Impacts on Oak Woodlands (2008). With mitigation, the 2014 BRSP would preserve more acres of oak woodland than would occur under the 2004 BRSP. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to tree removal are expected under the BRSP modifications. The conclusions of the 2004 EIR regarding consistency with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, remain valid.

## **Question F – Conflict with the provisions of an adopted Habitat Conservation Plan**

Placer County is currently preparing a Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP). Updated mitigation measures provided in Section 3.5.3 and management strategies from the 2004 EIR would reduce and compensate for potential impacts to biological resources associated with the 2014 BRSP modifications. Because the NCCP/HCP is still in draft form, there are no new circumstances that would result in new impacts. No other adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan occurs within the project area. The conclusions of the 2004 EIR remain valid.

## **Question G - Cause a commercial and/or recreational fishery to drop below self-sustaining levels (2004 EIR Impact B-8 and B-17)**

Special-status fish species are addressed in Question “A,” above. The 2004 EIR Impact B-8 and B-17 addressed potential impacts caused by erosion, sedimentation, or runoff to Clover Valley Creek and Auburn Ravine, which sustain resident fish species and juvenile rearing habitat for Central Valley steelhead (*Oncorhynchus mykiss*) and fall-run Chinook salmon (*Oncorhynchus tshawytscha*). Mitigation Measures identified in the 2004 EIR would also address the impacts resulting from the 2014 BRSP modifications, including Mitigation Measures G-A, G-B, H-E, H-F, H-G, and revised Mitigation Measures H-A and H-D. The 2014 BRSP would not result in significant new impacts to commercial and/or recreational fisheries, nor does it increase the severity of impacts previously described in the 2004 EIR. The conclusions of the 2004 EIR regarding impacts on commercial and/or recreational fisheries remain valid.

## **Cumulative**

The 2004 EIR concluded that impacts of the 2004 BRSP in combination with impacts of past, present, and reasonably foreseeable projects result in a significant and unavoidable impact on biological resources, due to the net decrease in open space, grassland, oak woodland, and wetlands and an increase in developed area. As discussed above, the 2014 BRSP modifications would reduce the development footprint and decrease the number of oak trees removed and acreage of oak canopy removed; therefore, biological impacts associated with the 2014 BRSP would not result in a more severe impact than those described in the 2004 BRSP. The 2014 BRSP modifications would not create new or substantially more adverse cumulative impacts to biological resources than those disclosed in the 2004 EIR, and, due to new mitigation measures and a decreased project footprint, would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures, listed below in **Section 3.2.3**. The conclusions regarding cumulative biological resource impacts contained in the 2004 EIR remain valid.

## **3.5.3 MITIGATION MEASURES**

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts to biological resources. As described above in **Section 3.5.2**, some of these measures would continue to remain applicable, some would require revisions, some are no longer

relevant and thus are recommended for deletion and two have been added. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<p><b>Mitigation Measure B-A:</b> Implement the Applicant's oak forest conservation and revegetation plan.</p>	Delete	<p>Replaced by Mitigation Measures B-T and B-U.</p> <p>As outlined in the Tree Mitigation Plan (2014), the proposed 2014 BRSP would reduce the acreage of impacted oak tree canopy by 149.7 acres and subsequently would reduce the number of oak trees that would be removed on the project site. With mitigation, the 2014 BRSP would preserve more acres of oak woodland than would occur under the 2004 BRSP. Mitigation Measures B-T and B-U reflect the mitigation approach of the Tree Mitigation Plan (2014), including compensatory mitigation for mitigation plantings previously planted on-site that failed following the 2004 BRSP.</p>
<p><b>Mitigation Measure B-B:</b> Hire a project biologist for construction monitoring.</p>	No Change	N/A.
<p><b>Mitigation Measure B-C:</b> Implement off-site tree mitigation.</p>	Delete	Replaced by Mitigation Measures B-T and B-U.
<p><b>Mitigation Measure B-D:</b> Implement a tree protection plan.</p>	Revise	<p>Revise to reflect additional measures and guidelines incorporated in 2014 BRSP and to reflect the canopy mitigation approach outlined in Tree Mitigation Plan (2014; <b>Attachment 7</b>), as well as addressing mitigation for plantings previously planted on-site that failed following the 2004 BRSP.</p>
<p><b>Mitigation Measure B-E:</b> Implement the Applicant's wetland preservation and impact plan.</p>	No Change	N/A.

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure B-F:</b> Protect riparian buffer zones.	Revise	Revise to clarify locations of riparian zones.
<b>Mitigation Measure B-G:</b> Conduct pre-construction surveys for special-status plants.	Revise	Revise to incorporate surveys for additional listed plant species and to eliminate the requirement for pre-construction surveys of vernal pools.
<b>Mitigation Measure B-H:</b> Compensate for loss of vernal pool fairy shrimp habitat.	No Change	N/A.
<b>Mitigation Measure B-I:</b> Protect VELB habitat (elderberry shrubs) during construction.	No Change	N/A.
<b>Mitigation Measure B-J:</b> Compensate for loss of VELB habitat (elderberry shrubs).	Revise	Revise to reflect failed mitigation plantings on site and proposed new conservation measures.
<b>Mitigation Measure B-K:</b> [Mitigation Measure B-K was skipped in the lettering of measures in the 2004 EIR].	No Change	There was no Mitigation Measure B-K in the 2004 EIR. It was skipped in the lettering of the measures.
<b>Mitigation Measure B-L:</b> Conduct preconstruction surveys for nesting raptors in affected areas.	Revise	Revise to address migratory birds protected under the MBTA.
<b>Mitigation Measure B-M:</b> Develop buffer zones around nesting raptors during construction.	Revise	Revise to address migratory birds protected under MBTA.
<b>Mitigation Measure B-N:</b> Install bat gates at tunnel entrances.	No Change	N/A.
<b>Mitigation Measure B-O:</b> Obtain and implement conditions of state and federal permits for impacts on waters of the United States.	No Change	N/A.
<b>Mitigation Measure B-P:</b> Protect wetlands during construction.	No Change	N/A.
<b>Mitigation Measure B-Q:</b> Develop and implement an open space management plan.	No Change	N/A.
<b>Mitigation Measure B-R:</b> Avoid removal of blackberry riparian vegetation.	No Change	N/A.
<b>Mitigation Measure B-S:</b> Preserve and enhance annual grassland vegetation adjacent to golf course.	Delete	No longer relevant since golf course removed as 2014 Project component.
<b>Mitigation Measure B-T:</b> Replace oak woodland acreage/canopy.	Addition	Replaces Mitigation Measures B-A and B-C.
<b>Mitigation Measure B-U:</b> Provide funding for impacts to significant trees.	Addition	Replaces Mitigation Measures B-A and B-C.

## Proposed Modifications to MMRP

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font.

- ~~Mitigation Measure B-A: Implement the Applicant's oak forest conservation and revegetation plan~~

Mitigation Measure B-A applies to Impacts B-2, B-3, and B-4.

~~The Applicant proposes to include an on-site oak replacement plan in its proposed oak forest conservation and revegetation plan (Ralph Osterling Consultants, 1998). The plan will require replacement of approximately 10,653 oak trees at a ratio of 2:1 using native oak trees grown from acorns collected onsite or in the immediate vicinity. A total of approximately 21,200 trees will be planted at an average density of 100 trees per acre. Plantings will be installed within two years of tree removal. The plan will be developed and implemented in cooperation with the CDFG, U.S. Department of Agriculture Natural Resource Conservation Service, the California Department of Forestry and Fire Protection, and the University of California Cooperative Extension.~~

~~Planting sites will be indicated on a project site map and will include areas within all proposed Bio Filter zones, the proposed nature area in the Meadows community park, along selected portions of the project site edges, between natural open space areas and roads, in the Ridges community park, and in additional areas of existing oak woodland where young trees do not currently exist. Site selection criteria will include slope aspect, soil conditions, accessibility for maintenance and monitoring, irrigation water availability, potential for ecosystem enhancement, and potential for prescribed burning to prepare and manage planting sites.~~

- ~~Tree spacing will be as follows:~~

<b>Trees per Acre (approximate)</b>	<b>Spacing Between Trees (feet)</b>
10	66
20	46
40	33
80	23
100	21
200	15
400	10

- ~~Irrigation will occur from May through September for the three years after planting, unless post irrigation monitoring determines that tree survival requires additional irrigation — see Response~~
- ~~I-217 in the FEIR. This timing can be modified as necessary for extremely wet or dry years.~~
- ~~Maintenance will occur according to the following schedule:~~

<b>Trees per Acre (approximate)</b>	<b>Spacing Between Trees (feet)</b>
10	66
20	46
40	33
80	23
100	21
200	15
400	10

- The 80 percent survival rate applies to each planting area.
- Survival will be measured in late summer of each year to allow for assessment of replacement needs in fall.
- Minimum survival rate will be as follows for each year:

<b>Trees per Acre (approximate)</b>	<b>Spacing Between Trees (feet)</b>
10	66
20	46
40	33
80	23
100	21
200	15
400	10

Species to be planted will be native oaks and riparian species, including interior live oak, blue oak, California sycamore, willows, Fremont cottonwood, California buckeye, big leaf maple, flowering ash, and native shrubs. Revegetation size stock (2 by 2 by 10 inch containers) will be used for plantings. Plants installed will be drip irrigated for the first three years of growth. The Applicant's staff will monitor the irrigation systems for damage. Maintenance of all plantings will include biannual fertilization, spring and summer weed control, and replacement of damaged or dead plants.

Plantings will be required to meet a minimum survival rate of 80 percent at the end of a five year establishment period. If this rate is not met at the end of the five years, replanting and continued monitoring will be conducted. Monitoring of the replacement plantings will be conducted annually for a minimum of five years to collect survival and growth data and provide photographic documentation of tree growth. An annual inventory and inspection of the growth and condition of all plants will be conducted annually by a qualified arborist approved by Placer County. A meeting to report on research and need for mitigation refinements will be conducted annually for five years following the planting.

Additional habitat conservation programs to be developed with the University of California Cooperative Extension, University of California at Davis, and Sierra College will include an inventory of natural open space areas to assess potential as habitat enhancement sites, an avian habitat improvement program, and a fire safe fuel management program.

The project area oak woodland currently supports minimal regeneration of young oak trees. The oak revegetation plan will provide a substantial number of young oak trees within the on-site mitigation area. Over the long term, the oak tree mitigation area will support more valuable wildlife nesting and foraging habitat than the existing sparse stands of oaks along the ridge area by increasing the plant density and species diversity of oak woodland. Portions of the oak mitigation area will also be contiguous with the natural open space areas containing oak woodland in the northern project area. The overall acreage of oak woodland habitat, however, will be decreased after project development.

The level of significance after mitigation must be considered speculative because of the magnitude of the identified impact. Over the long term, successful implementation of these measures may eventually replace lost habitat values, but the habitat would be compressed into a smaller acreage of oak woodland than currently exists on-site. Short term impacts would remain significant and unavoidable because tree replacement would not create similar habitat (tree size and acorn crop) for at least 50 to 100 years. In addition, proposed planting densities may be too high for the mitigation area to support. Use of additional off-site acreage is proposed in Mitigation Measure B-C to reduce the on-site planting density to approximately 70 to 80 trees per acre.

- **Mitigation Measure B-B:** Hire a project biologist for construction monitoring. (NO CHANGE)
- ~~Mitigation Measure B-C:~~ Implement Off-Site Tree Mitigation

Mitigation Measure B-C applies to Impacts B-2, B-3, and B-4.

Inadequate open space is likely available for implementation of on-site compensation of approximately 21,200 oak trees and riparian tree species. The proposed density of approximately 100 trees per acre is likely too high to support the trees at maturity. The Applicant, therefore, partially mitigates loss of trees with off-site plantings and contribution of in-lieu fees to the Placer County Tree Preservation Fund. Suitable off-site plantings areas will be established in coordination with Placer County and may include a site along SR 193 in the vicinity of the proposed Caltrans improvements.

- **Mitigation Measure B-D:** Implement a ~~Tree Protection Plan~~ Tree Protection Plan measures

Mitigation Measure B-D applies to Impacts B-2, B-3, B-4, and B-15.

Unless stated otherwise, all measures will be the sole responsibility of the Applicant. The Applicant will develop and implement a ~~Tree Protection Plan~~ Tree Protection Plan measures to minimize direct and indirect impacts on oaks and other native trees that are to be retained on the project site. The elements of ~~this plan~~ these measures will be included as standards in the tentative map conditions and, where applicable, in the CC&Rs for homeowners on the project site. At a minimum, the plan ~~measures~~ will include the following ~~measures~~:

- Guidelines contained in Appendix E of Placer County Guidelines for Evaluating Development Impacts on Oak Woodland and the conservation goals and policies contained in the Placer County Oak Woodland Management Plan.
- ~~If the proposed construction area for an individual lot matches that shown in the development notebook on file with Placer County, the Applicant's proposed mitigation will be sufficient, and no further tree mitigation will be required. If the proposed construction area for an individual lot differs from the development notebook, a final tree count within the new construction area will be prepared to identify all trees with a DBH of 6 inches or more. For mitigation of removing any trees in excess of those identified in the Applicant's tree removal plan, the home builder will pay into either the Placer County Tree Preservation Fund or into a mitigation fund to be established by the Applicant and used to plant additional native trees onsite. Home builders owning a cluster of lots may remove the net total of trees for the lots as identified in the Applicant's tree removal plan. Any additional trees removed will be mitigated by payment into either the County's Tree Preservation Fund or a mitigation fund for on-site plantings.~~
- During construction on the project site, measures will be taken to protect trees, including erecting orange construction barrier fencing, that will remain for the duration of construction activity, located at least one foot outside the drip line of each tree or groves of trees to be retained. Tree protection measures also include minimizing trenching for installation of utility lines by conducting by-hand any work, as needed, within drip lines of trees to be retained.
- ~~Construction activities A contractor seeking a variance to machine excavate within tree drip lines will be required to shall minimize damage to roots over two inches in diameter. The project biological monitor (see Mitigation Measure B-B) will report root damage to Placer County and have a certified arborist inspect the tree damage prior to backfilling. The arborist will determine if the damage is likely to be fatal to the tree. Any fatally damaged tree will be mitigated by payment into either the Placer County Tree Preservation Fund or into a mitigation fund to be established by the Applicant and used to plant additional native trees on site.~~
- Tree preservation notes and specifications will be included on all plans and in contractor contracts.
- Irrigation and other potential sources of runoff associated with the constructed project will be diverted away from the drip lines of oak trees to be retained, within all areas outside of the designated natural open space. To protect oaks from fungal root infection, drainage features will be constructed to intercept runoff from development upslope of the retained trees.
- ~~Before any tree removal following home construction, homeowners will be required to obtain approval from the Homeowners Association and a permit from Placer County for any protected trees.~~
- The Bickford Ranch Development Standards identify certain areas (ungraded lots and partially-graded lots) within the BRSP where an additional Tree Permit will be required to remove trees outside of the building envelope. Ungraded lots and partially-graded lots are located along the ridges on the north and south of Bickford Ranch Road. The process

for obtaining a tree permit and mitigation requirements will be consistent with the Placer County Tree Preservation Ordinance (Chapter 12, Article 12.16 PCC).

- Homeowners will be provided with information regarding the care of native trees and landscaping measures to use beneath oak trees. An example of such literature includes Living Among the Oaks, a publication of the University of California Cooperative Extension, Natural Resources Program.
  - Construction of all equestrian, bicycle, and pedestrian trails, in particular the trails to be constructed within the natural open space, will avoid removal of protected trees, except where infeasible.
- **Mitigation Measure B-E:** Implement the Applicant's wetland preservation and impact plan (NO CHANGE)
  - **Mitigation Measure B-F:** Protect riparian buffer zones

Mitigation Measure B-F applies to Impacts B-4, B-10, and B-17.

Riparian buffer zones are necessary for the protection of stream water quality and habitat quality for red-legged frog and anadromous fish, including steelhead. The Applicant will implement the following measures during construction to ensure adequate protection for riparian buffer zones on the project site:

- Erect orange construction barrier fencing at the outside edge of the dripline of riparian vegetation adjacent to project construction areas. No construction activity or vegetation removal will be allowed past the barrier. The barriers will be maintained by a biological monitor and will remain in place until all adjacent construction activity is completed.
- Construct all equestrian and pedestrian trails within the designated natural open space at least 25 feet from the outer edge of riparian vegetation.
- Bore and jack pipeline crossings of any drainages. Keep all pipeline construction activity at least 50 feet from the outside edge of riparian vegetation.
- Increase the buffer area to 100 feet from outermost edge of riparian vegetation along Clover Valley Creek and along the stream in the ~~Meadows community natural~~ open space adjacent to Sierra College Boulevard in the northwest portion of the site.

The ~~Project Homeowners Association~~ will be responsible for implementing the following measures to ensure adequate protection of riparian buffer zones after construction during the operation phase of the project:

- Develop additional protection for the wetland protection easement along Clover Valley Creek, which is part of the rural estate lot ~~R-49~~ R-06. No structures may be erected or landscaping placed within this easement.
- No removal of vegetation may occur within the riparian buffer zone, except for essential maintenance (e.g., fire prevention activities and managed grazing). Prior to removal of blackberry or other riparian vegetation for proposed fire prevention or other maintenance

activities within the riparian buffer zone, the Applicant must notify CDFW of the activity. If CDFW determines that the activity “may substantially adversely affect existing fish or wildlife resources,” the Applicant will be required to obtain a 1603 Streambed Alteration Agreement. CDFW has jurisdiction within the entire riparian corridor and regulates removal of riparian vegetation, even if the streambed is not directly affected (Hobgood, 2000). Removal of any riparian vegetation, whether or not the streambed or bank is altered, must be coordinated with CDFW through a Section 1603 Streambed Alteration Agreement.

- **Mitigation Measure B-G:** Conduct pre-construction surveys for special-status plants

Mitigation Measure B-G applies to Impact B-5

Before construction, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale balsamroot, Layne’s ragwort (*Packera layneae*), oval-leaved viburnum (*Viburnum ellipticum*), and Red Hills soaproot (*Chlorogalum grandiflorum*). In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot, April and August for Layne’s ragwort, May and June for oval-leaved viburnum, and May and June for Red Hills soaproot. If no special-status plants are identified within construction areas, no further mitigation is required. However, if one or more populations are found within proposed construction areas, the Applicant will implement measures to be developed in coordination with the CDFW (and USFWS for layne’s ragwort) to avoid the population, minimize impacts on the population, and/or compensate for removal of the population. Potential compensation measures may include avoidance of populations, where feasible; minimization of impacts on populations; purchase and preservation of another known population of the affected species; or attempts to transplant the species to an undisturbed area within the project site.

~~Before construction and/or approval of improvement plans, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale balsamroot and vernal pools within all proposed construction areas for Bogg’s Lake hedge-hyssop, Hoover’s spurge, dwarf downingia, Ahart’s rush, Red Bluff dwarf rush, legene, pincushion navarretia, slender orcutt grass, and Greene’s tuctoria. In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot. All vernal pools that will be graded should be surveyed in late April/early May and July for the special status vernal pool species listed above.~~ If no special-status plants are identified within construction areas, no further mitigation is required. However, if any special-status plant populations are found within proposed construction areas, the project biological monitor will evaluate the significance of the population(s). If any special-status plant population is too small and isolated to be sustainable, the impact will be considered less than significant. If any special status plant population is large enough to be potentially sustainable, the loss of the population will be considered significant and the Applicant will implement mitigation. Potential mitigation measures for the loss of a special-status plant population include complete avoidance of the population, if feasible; minimization of the impact, i.e., partial avoidance; purchase and

preservation of another known population of the affected species; transplantation of the plants or collection and sowing of the seeds to another on-site location; collection and sowing of seeds to an off-site location.

The most feasible of these potential mitigation measures for any California balsamroot population that could not be avoided would be to transplant or seed the population to an undisturbed area of open canopied oak woodland or grassy slope on the site. A recommended location is within the open space preserve. ~~natural open space area off the northwestern corner of the proposed driving range.~~ Avoidance or on-site transplantation is not feasible for the vernal pool plants, due to the proposed removal of all vernal pool habitat. The most feasible mitigation for special status vernal pool species would be to scrape the topsoil (approximately two inches deep) from any vernal pool that supports a special status plant population and place the soil within vernal pool habitat in a mitigation bank. The project site supports Mehrten formation vernal pools, which are not currently available at a mitigation bank. However, the special status plants with potential to occur in the project area are not endemic to Mehrten pools and should survive in pools on other substrates. The Wildlands, Inc., is willing to accept a seed bank from the project site to transplant within vernal pool habitat at one of their wetland mitigation banks in Placer County (Berry, 2000). If a state or federal listed plant species population is identified within the proposed construction area, i.e., Bogg's Lake hedge-hyssop, Hoover's spurge, slender orcutt grass, or Greene's tuctoria, the Applicant will notify CDFW (for state-listed species) and/or the USFWS (for federally listed species). CDFW and/or the USFWS may impose alternative or additional mitigation requirements to the soil transplantation for impacts to listed species. If alternative mitigation requirements are imposed, the Applicant will implement the alternatives in lieu of the proposed soil transplantation. If additional mitigation requirements are imposed, the Applicant will implement both the soil transplantation mitigation and the agency mitigation.

- **Mitigation Measure B-H:** Compensate for loss of vernal pool fairy shrimp habitat (NO CHANGE)
- **Mitigation Measure B-I:** Protect VELB habitat (elderberry shrubs) during construction (NO CHANGE)
- **Mitigation Measure B-J:** Compensate for loss of VELB habitat (elderberry shrubs)

Mitigation Measure B-J applies to Impact B-7.

The Applicant will compensate for direct effects on VELB habitat associated with the project. This compensation will be achieved by implementation of the following measures, as described in the programmatic agreement between USFWS and the Corps (USFWS, 1996):

- Confirm the number of elderberry stems one inch or greater at ground level that would be affected by the project development. Any elderberry shrub that has stems of at least one inch at ground level, and the project will permanently encroach within 100 feet of the shrub dripline, will be considered a removed shrub and will need to be compensated for,

except for shrubs located along existing ranch roads where the multi-purpose trail will be aligned.

- Determine the VELB units that would need to be mitigated for the project pursuant to the programmatic agreement between USFWS and the Corps.
  - ~~Compensate for the loss of VELB habitat determined above at an off-site location approved by the USFWS and the Corps.~~
  - Obtain authorization from USFWS to take VELB that would be affected by the project. A biological opinion under the federal ESA is required from the USFWS before construction begins. The Project shall adhere to all conditions of the Biological Opinion, as revised. At a minimum, this shall include purchase of 22.2 beetle conservation credits from a USFWS-approved beetle conservation bank.
  - ~~All elderberry shrubs removed for construction will be transplanted to a suitable mitigation area on-site according to the protocol set forth in the programmatic agreement between USFWS and the Corps (1996). The mitigation area will provide at least 1,800 square feet for each transplanted shrub. The mitigation area will not be disturbed by future development or maintenance other than that needed to sustain the transplanted shrubs. The shrubs will be transplanted between November and February, when the plants are dormant and have lost their leaves. A biological monitor will oversee the transplanting process to ensure no unauthorized take of VELB occurs. Monitoring will be required for five years.~~
  - ~~A minimum survival rate of 60 percent is normally required when transplanted shrubs are moved to a mitigation site that also contains new plantings of elderberry and associated species. An individual survival requirement for a mitigation site containing only transplanted shrubs may need to be developed with the County.~~
  - ~~Provide additional on-site compensation by planting elderberry plants at a ratio of 2:1 for affected elderberry stems. Elderberry plants will be placed within proposed oak tree planting areas. Plantings should be located in areas that will not be disturbed by future development or maintenance.~~
- **Mitigation Measure B-K:** [Mitigation Measure B-K was skipped in the lettering of measures in the 2004 EIR] (NO CHANGE)
  - **Mitigation Measure B-L:** Conduct preconstruction surveys for nesting raptors and migratory birds in affected areas

Mitigation Measure B-L applies to Impact B-11.

Before construction of any phase of the project between March and August in oak woodlands or riparian habitats, the project proponent will conduct preconstruction surveys to determine if nesting raptors, special status birds or other migratory birds protected under the MBTA are present on or near (within 500 feet) construction areas. Night-time surveys will be performed to determine the presence of nesting owls. If no nesting raptors are found, no additional mitigation will be needed for that portion of the project. If these surveys detect nesting raptors on or near construction areas, a buffer zone will need to be established (see Mitigation Measure B-M). If

construction will occur outside of the nesting season (August through February), no preconstruction raptor nesting surveys are necessary.

- **Mitigation Measure B-M:** Develop buffer zones around nesting raptors and migratory birds during construction.

Mitigation Measure B-M applies to Impact B-11.

If nesting raptors, special status birds or other migratory birds are found on or near active construction areas, a no-disturbance buffer zone will be established until nesting activity or construction activity is completed. The distance and placement of the buffer area will be determined in consultation with CDFW. Typically, buffer zones consist of a 500-foot radius area around the nest tree. If construction will occur outside of the raptor nesting season (September – February), no raptor surveys are required.

- **Mitigation Measure B-N:** Install bat gates at tunnel entrances (NO CHANGE)
- **Mitigation Measure B-O:** Obtain and implement conditions of state and federal permits for impacts on waters of the United States (NO CHANGE)
- **Mitigation Measure B-P:** Protect wetlands during construction (NO CHANGE)
- **Mitigation Measure B-Q:** Develop and implement an open space management plan (NO CHANGE)
- **Mitigation Measure B-R:** Avoid removal of blackberry riparian vegetation (NO CHANGE)
- ~~**Mitigation Measure B-S:** Preserve and enhance annual grassland vegetation adjacent to golf course~~

~~Mitigation Measure B-S applies to Impact B-1.~~

~~The Applicant will incorporate into the golf course design the preservation of annual grassland vegetation within undeveloped areas adjacent to the fairways. Vegetation in these areas will be enhanced by seeding with a locally collected native annual wildflower seed mix that includes species already present on site.~~

The following new Mitigation Measures are added to the MMRP:

- **Mitigation Measure B-T:** Replace oak woodland acreage/canopy

Mitigation Measure B-T applies to Impacts B-2, B-3, and B-4.

To mitigate impacts to oak woodland within the development footprint, the project shall provide mitigation of 2:1 ratio by any of the following methods:

- (1) Preserve in perpetuity 433.4 acres of oak woodland in Placer County (on-site or off-site). The oak woodland acreage preserved shall be in perpetuity and the project shall fund an endowment for the long-term management of the oak woodland.

Or

- (2) Make an in-lieu fee payment to the Placer County Tree Preservation Fund equivalent to the fair market value of a conservation easement on 433.4 acres of oak woodland property in Placer County, with such fair market value established via an appraisal within 150 days of the Board of Supervisors' action on the project. Any in lieu payment shall be paid at the time of recordation of the first final subdivision map on the property. Such in-lieu funds shall include both a conservation component and an in-perpetuity management component. These funds will be used by the County to purchase conservation easements for other oak woodland in the County.

If changes to the project are required during the Grading Plan process that result in modifications to the development footprint and impact area, the amount of such oak woodland acreage to be mitigated shall be revised accordingly consistent with this mitigation measure.

- **Mitigation Measure B-U: Provide funding for impacts to significant trees**

Mitigation Measure B-U applies to Impacts B-2, B-3, and B-4.

To address impacts to Significant Trees within the development footprint, the project shall provide funding for restoration and compensation of impacts to Significant Trees by paying a total amount of \$2,491,500 in two components: 1) A lump sum payment of \$491,500 shall be paid prior to issuance of first grading permit for backbone infrastructure in Phase 1 in the BRSP; and 2) payment of Bickford Ranch Tree Fee of \$1,058.21 per residential unit at time of building permit. The mitigation funds shall be used by the County to acquire and conserve open space, restore existing open space, or for the restoration and/or conservation of oak woodlands in priority locations.

### **3.5.4 CONCLUSION**

The 2014 BRSP modifications would not result in significant new impacts, nor would they increase the severity of impacts previously described in the 2001 EIR and 2004 Final Addendum. The 2014 BRSP modifications would reduce the overall development footprint, and subsequently results in reduced impacts to habitat for biological resources. Further, the 2014 BRSP would substantially reduce the acreage of oak tree canopy that would be removed from within the project site. With the proposed revisions to the MMRP outlined in **Section 3.5.3**, the conclusions of the 2004 EIR regarding impacts to biological resources remain valid.

### 3.6 CULTURAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Impacts C-1, C-2, C-3  2001 EIR p. 14-6-14-7  2004 Final Addendum p. 69-70	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Impacts C-1, C-2, C-3  2001 EIR p. 14-6-14-7  2004 Addendum p. 69-70	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Impact C-4  2001 EIR p. 14-7 – 14-8  2004 Addendum p. 70	No	No	Yes
d) Disturb any human remains, including those interred outside of formal cemeteries?	Impact C-3  2001 EIR p. 14-7  2004 Addendum p. 70	No	No	Yes

### 3.6.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The cultural and paleontological resources settings are discussed in Chapter 14.0, Cultural Resources of the 2001 EIR. No significant changes to background conditions have occurred since the 2001 EIR was certified. The Placer County General Plan update does not contain any changes pertaining to cultural or paleontological resources that are relevant to the 2014 BRSP.

### 3.6.2 IMPACT DISCUSSION

#### **Questions A and B - Cause a substantial adverse change in the significance of a historical resource or archaeological resource as defined in §15064.5 (2004 EIR Impacts C-1, C-2, and C-3)**

##### ***Known Important Resources***

The 2004 EIR Impact C-1 addressed impacts to known cultural resources within the project site. The 2004 EIR identified nine known important resources within the project site. Of the nine important sites, all but two (BR-5 and DCN-29) were located within the development footprint of the 2004 BRSP and were assumed to be impacted by project construction. The 2004 EIR concluded that with the implementation of Mitigation Measures C-A (Incorporate important cultural resources into open space); or C-B (Cap resource area with layer of soil prior to construction); or C-C (Conduct data recovery excavation if capping is infeasible), all effects to cultural resources would be reduced to less than significant. Grading operations following the 2004 BRSP approvals impacted most of the sites within the development footprint of the 2004 BRSP.

The 2014 BRSP would reduce the overall development footprint of the project by 287.8 acres. **Figure 2-4** in **Section 2** illustrates the areas of the project site where the development footprint would be reduced, and areas where it would be expanded. There are no known important cultural resources within the expanded development footprint areas associated with the 2014 BRSP. The reduced development footprint would avoid impacts to known cultural resource BR-01, which was previously situated in the M-1 residential estate portion of the 2004 BRSP, and would avoid impacts to known resources BR-05, BR-08, DCN-12, DCN-16, DCN-17, and DCN-23, DCN-25, and DCN-29 which were previously situated within the proposed golf course and in other locations within the development footprint. With the 2014 BRSP, these resources are located in the open space preserves and impacts to the resources would be avoided. In the 2004 BRSP, a blanket cultural resources easement (CRE) was recorded over the open space preserves to protect cultural resources. As part of the 2014 BRSP, the CRE will remain over the open space preserves and the boundaries of the CRE will be adjusted to coincide with the open space preserve boundaries. Adjustments to the boundaries of the CRE are inclusive of all of the resources within the open space preserves.

There are no new circumstances resulting in new impacts related to known cultural resources. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with known important cultural resources remain valid.

### ***Known Potentially Important Resources***

The 2004 EIR Impact C-2 addressed impacts to known potentially important cultural resources within the project site. The 2004 EIR identified seventeen (17) potentially important archaeological sites comprised of “isolated” milling features. Of the 17 sites, all but three were located within the development footprint of the project addressed in the 2001 EIR. The 2004 EIR recommended the implementation of Mitigation Measures C-A (Incorporate important cultural resources into open space); or C-D (Conduct subsurface testing if ground disturbing activities are to occur within 100 feet of unevaluated resource). If subsurface deposits are encountered and the resource is determined to be important and Mitigation measure C-A remains infeasible, then Measure C-B (Cap resource area with layer of soil prior to construction) or C-C (Conduct data recovery excavation if capping is infeasible) would be necessary. The 2004 EIR determined that mitigation measures would reduce impacts to potentially significant cultural resources to less than significant. Grading operations following the 2004 BRSP approvals impacted most of the sites within the development footprint of the 2004 BRSP. There are no new circumstances resulting in new impacts to potentially significant isolated milling features within the project. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with known potentially significant cultural resources remain valid.

### ***Unknown Resources that May be Discovered During Construction***

The 2004 EIR Impact C-3 addressed impacts to previously undiscovered cultural resources that could be inadvertently exposed during grading or excavation activities. The 2004 EIR concluded that with the implementation of Mitigation Measure C-E (Immediately stop ground disturbing activities in vicinity and consult qualified professional archaeologist), all impacts would be reduced to less-than-significant levels. The 2014 BRSP modifications have reduced the project development footprint identified in the 2004 EIR by approximately 287.8 acres, which would reduce the potential for exposure of previously unidentified cultural resources during grading or excavation activities. There are no new circumstances resulting in new impacts to previously unidentified cultural resources. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with previously undiscovered cultural resources remain valid.

### **Question C - Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (2004 EIR Impact C-4)**

The 2004 EIR Impact C-4 addressed impacts to paleontological resources that could be inadvertently exposed during grading or excavation activities. The 2004 EIR concluded that with the implementation of Mitigation Measure C-F (Retain a qualified professional paleontologist to conduct weekly inspections during grading activities and salvage fossils as necessary), all impacts would be reduced to less-than-significant levels. The 2014 BRSP modifications have reduced the project footprint identified in the 2004 EIR by approximately 287.8 acres, which would reduce the potential for exposure of paleontological resources during grading or excavation activities. There are no new circumstances resulting in new impacts to paleontological resources. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant.

Therefore, the conclusions of the 2004 EIR regarding impacts associated with paleontological resources remain valid.

**Question D - Disturb any human remains, including those interred outside of formal cemeteries (2004 EIR Impact C-3)**

There are no known human remains buried within the project site. The 2004 EIR addressed the potential for inadvertent discovery of human remains under Impact C-3. The 2004 EIR concluded that with the implementation of Mitigation Measure C-E (Immediately stop ground disturbing activities in vicinity and consult qualified professional archaeologist), all impacts would be reduced to less-than-significant levels. The 2014 BRSP modifications have reduced the project footprint identified in the 2004 EIR by approximately 287.8 acres, which would reduce the potential for exposure of unknown buried human remains. There are no new circumstances resulting in new impacts. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with previously unknown buried human remains remain valid.

**Cumulative**

The 2004 BRSP did not have a cumulatively significant impact on cultural resources, and no new information or circumstances have presented themselves. The changes included in the 2014 BRSP would slightly reduce the potential for impacts to cultural resources, and state and federal regulations would apply to additional projects in the area. Therefore, the finding in the 2004 EIR of a less-than-significant cumulative impact to cultural resources remains valid.

**3.6.3 MITIGATION MEASURES**

The following mitigation measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with cultural resources. These mitigation measures would continue to apply to the 2014 BRSP. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure C-A:</b> Incorporate important cultural resources into open space.	No Change	N/A
<b>Mitigation Measure C-B:</b> Cap resource area with layer of soil prior to construction.	No Change	N/A
<b>Mitigation Measure C-C:</b> Conduct data recovery excavation if capping is infeasible.	No Change	N/A
<b>Mitigation Measure C-D:</b> Conduct subsurface testing.	No Change	N/A
<b>Mitigation Measure C-E:</b> Immediately stop ground disturbing activities in vicinity and consult qualified professional archaeologist, the Placer County Planning Department, the Department of	No Change	N/A

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
Museums, and the County Coroner, if buried cultural deposits are discovered during construction. The County Coroner will notify the Native American Heritage Commission if it is determined that the remains are Native American Indian.		
<b>Mitigation Measure C-F:</b> Retain a qualified professional paleontologist to conduct weekly inspections during grading activities and salvage fossils as necessary.	No Change	N/A

### Proposed Modifications to MMRP

No revisions are proposed to the Mitigation Measures.

- **Mitigation Measure C-A:** Incorporate important cultural resources into open space. (NO CHANGE)
- **Mitigation Measure C-B:** Cap resource area with layer of soil prior to construction. (NO CHANGE)
- **Mitigation Measure C-C:** Conduct data recovery excavation if capping is infeasible. (NO CHANGE)
- **Mitigation Measure C-D:** Conduct subsurface testing. (NO CHANGE)
- **Mitigation Measure C-E:** Immediately stop ground disturbing activities in vicinity and consult qualified professional archaeologist, the Placer County Planning Department, the Department of Museums, and the County Coroner, if buried cultural deposits are discovered during construction. The County Coroner will notify the Native American Heritage Commission if it is determined that the remains are Native American Indian. (NO CHANGE)
- **Mitigation Measure C-F:** Retain a qualified professional paleontologist to conduct weekly inspections during grading activities and salvage fossils as necessary. (NO CHANGE)

### 3.6.4 CONCLUSION

No new circumstances involve new or substantially more severe significant impacts and no substantially important new information has been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and the modifications in the 2014 BRSP would not result in any new significant impacts related to cultural resources.

### 3.7 GEOLOGY AND SOILS

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known Fault? Refer to Division of Mines and Geology Special Publication 42.</li> <li>ii. Strong seismic ground shaking?</li> <li>iii. Liquefaction?</li> <li>iv. Landslides?</li> </ul>	Impacts G-4, G-7, and G-8  2001 EIR p. 10-4 and 10-16 – 10-17  2004 Final Addendum p. 54-55	No	No	Yes
b) Result in substantial soil erosion or the loss of topsoil?	Impact G-5  2001 EIR p. 10-14  2004 Final Addendum p. 55	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
c) Be located on a geologic 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?	Impacts G-6, G-7, and G-8  2001 EIR p. 10-16 – 10-17  2004 Final Addendum p. 55	No	No	Yes
d) Be located on expansive soil, as defined in Table 18-1-B of the uniform Building Code (1994), creating substantial risks to life or property?	Impact G-7  2001 EIR p. 10-16 – 10-17  2004 Final Addendum p. 55	No	No	Yes
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Impact G-9  2001 EIR p. 10-17  2004 Final Addendum p. 56	No	No	Yes

### 3.7.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The geology and soils environmental setting is discussed in the Soils, Geology, and Seismicity Chapter, Section 10 of the 2001 EIR. No changes to background conditions have occurred since the 2001 EIR was certified. The Placer County General Plan update contains one change pertaining to soils and geology regulatory setting that is relevant to the 2014 BRSP modification. Program 8.3 requires preliminary soil reports to be submitted by all applicants for every major subdivision where critically expansive soils have been identified or are expected to exist (Placer County, 2013).

### **3.7.2 IMPACT DISCUSSION**

#### **Question A – Expose People or Structures to Risk involving Rupture of Earthquake Fault, Seismic Ground Shaking, Liquefaction, or Landslides (2004 EIR Impacts G-4, G-7, and G-8)**

The 2004 EIR Impact G-4 addressed the potential for impacts associated with seismic activity, including the risk of rupture of a known fault and strong seismic ground shaking, and concluded there are no significant impacts associated with seismicity due to the location of the nearest fault over 73 kilometers north of the project site. The 2004 EIR did not specifically address the risk of liquefaction, given that the site-specific geotechnical report found that liquefaction was unlikely on the project site due to the soil types, which have not changed (Anderson, 1989).

The 2004 EIR Impacts G-7 and G-8 addressed the potential for impacts associated with landslides. Although no active landslides were observed on the property, Mitigation Measure G-B requires that a grading plan is submitted and approved by Placer County and Mitigation Measure G-C requires that the project comply with the conclusions of a site specific geotechnical investigation in order to minimize risks of landslides that could result from improperly engineered cut slopes. There are no new circumstances resulting in new impacts or new information requiring new analysis related to seismic risk. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with seismic risk remain valid and no further analysis is required.

#### **Question B – Result in Substantial Soil Erosion or Loss of Topsoil (2004 EIR Impact G-5)**

The 2004 EIR Impact G-5 addressed the potential for impacts to erosion and sedimentation, and cited Mitigation Measures G-A through G-D as reducing all impacts to less-than-significant levels. The 2014 BRSP modifications reduce the total amount of land that will be graded and developed, as discussed in **Section 2.0**. Therefore, erosion that may occur as a result of development will be reduced from what was analyzed in the 2004 EIR. There are no new circumstances resulting in new impacts or new information requiring new analysis related to erosion and the loss of topsoil. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with erosion and sedimentation remain valid and no further analysis is required.

#### **Question C – Be Located on an Unstable Geologic Unit that may Result in Landslide, Lateral Spreading, Subsidence, Liquefaction, or Collapse (2004 EIR Impacts G-6, G-7, and G-8)**

The 2004 EIR Impacts G-6, G-7, and G-8 addressed the potential for impacts associated with slope instability. Mitigation Measure G-C requires that the project comply with the conclusions of a site specific geotechnical investigation in order to minimize risk of slope instability or unstable geologic units. The 2014 BRSP modifications would reduce the total development footprint, including some areas on steeper slopes that are inherently less stable. This would result in fewer impacts to slope stability. There are no new circumstances resulting in new impacts or new information requiring new analysis related to slope

stability or unstable geologic units. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with slope instability and unstable geologic units remain valid and no further analysis is required.

#### **Question D – Be Located on an Expansive Soil (2004 EIR Impact G-7)**

The 2004 EIR Impact G-7 addressed the potential for impacts to building foundations associated with expansive soils. Mitigation Measure G-C requires that the project comply with the conclusions of a site specific geotechnical investigation in order to minimize risks of expansive soils. The 2014 Placer County General Plan Update provides a new policy (Program 8.3) to address critically expansive soils, which requires preliminary soil reports for subdivisions where critically expansive soils are identified or are expected to be present. According to the Natural Resource Conservation Service (NRCS), the linear extensibility, or shrink-swell potential, of the majority of the project site is considered low (less than 3.0 percent) (NRCS, 2014). Only xerofluvents have a moderate shrink-swell potential (between 3.0 and 5.9 percent), and they are concentrated along waterways that will remain in open space under the 2014 BRSP modifications (NRCS, 2014). The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, although regulatory conditions have changed since the 2004 EIR, the conclusions of the 2004 EIR regarding impacts associated with expansive soils remain valid and no further analysis is required.

#### **Question E – Be Incapable of Supporting the Use of Septic Tanks (2004 EIR Impact G-9)**

The 2004 EIR Impact G-9 addressed the potential for impacts of septic systems. Mitigation Measure H-J in **Section 3.10** requires that the project comply with Placer County policies and ordinances to minimize risks of septic systems. The 2014 BRSP modifications do not seek to increase the number of septic systems or leach fields on the project site, and the soil conditions on the project site have not changed from the 2001 and 2004 analyses. There are no new circumstances resulting in new impacts or new information requiring new analysis related to septic systems. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with septic systems remain valid and no further analysis is required.

#### **Cumulative**

The 2004 EIR found that cumulative impacts associated with geology and soils were less than significant. Subsequent changes in the 2004 BRSP would reduce impacts slightly, and no new circumstances or information have been found that would lead to more severe impacts. Other developments in the area, governed by the policies of Placer County, would control impacts related to soil and geology. The 2014 BRSP impacts in this area are mostly related to construction and are both temporary and mitigable. Therefore, as no new or more severe cumulative geology impacts would occur, and the conclusions of the 2004 EIR remain valid.

### 3.7.3 MITIGATION MEASURES

The following mitigation measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with geology and soils. These mitigation measures would continue to apply to the 2014 BRSP.

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure G-A:</b> Comply with Placer County ordinances for all grading, drainage, and construction of improvements.	No Change	N/A
<b>Mitigation Measure G-B:</b> Prepare and implement a grading and erosion control plan.	No Change	N/A
<b>Mitigation Measure G-C:</b> Comply with the conclusions of a site-specific geotechnical investigation.	No Change	N/A
<b>Mitigation Measure G-D:</b> Implement appropriate trail design, construction and maintenance standards to minimize erosion.	No Change	N/A

### Proposed Modifications to MMRP

No revisions to the MMRP are required.

- **Mitigation Measure G-A:** Comply with Placer County ordinances for all grading, drainage and construction of improvements. (NO CHANGE)
- **Mitigation Measure G-B:** Prepare and implement a grading and erosion control plan. (NO CHANGE)
- **Mitigation Measure G-C:** Comply with the conclusions of a site-specific geotechnical investigation. (NO CHANGE)
- **Mitigation Measure G-D:** Implement appropriate trail design, construction and maintenance standards to minimize erosion. (NO CHANGE)

### 3.7.4 CONCLUSION

No new circumstances involve new or substantially more severe significant impacts and no substantially important new information has been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and the modifications in the 2014 BRSP would not result in any new significant impacts related to geology and soils.

### 3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A	No	No	Yes
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	No	No	Yes

#### 3.8.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

At the time of the 2004 EIR, the Appendix G CEQA checklist questions pertaining to Greenhouse Gas (GHG) emissions were not part of the CEQA Guidelines; therefore, although construction and operation of the 2004 BRSP would result in GHG emissions, these impacts were not specifically addressed in the 2004 EIR. As discussed below, Senate Bill (SB) 97 signed by the governor in August 2007 directed the California Natural Resources Agency to amend the State CEQA Guidelines to address a project’s GHG emissions and impact on climate change. The Natural Resources Agency subsequently amended the State CEQA Guidelines and Appendix G to incorporate GHG emissions and climate change into the CEQA process. As determined by the Court of Appeal of California, in *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011), GHGs were not a new issue prior to the incorporation of GHG significance criteria within the CEQA Guidelines and the statute of limitations for challenging a certified CEQA document prevents requiring supplemental analysis of a previously certified CEQA document solely on the basis of this current addition to the CEQA Guidelines. Therefore, the new regulations do not constitute “new information” as defined in CEQA Guidelines Section 15162. However, an analysis is presented here to evaluate the BRSP in the context of the current regulatory environment.

A summary of relevant changes to the regulatory setting since the 2004 EIR is provided below.

## **Federal**

There are currently no federal laws that regulate global warming through the establishment of emissions limitations or regulatory thresholds. Existing laws that address climate change at the federal level include the following:

### ***The Energy Policy Act of 2005***

On August 8, 2005, President Bush signed the Energy Policy Act of 2005 (P.L. 109-58), with provisions directly and indirectly related to GHG emissions. Title XVI establishes a voluntary national program designed to encourage voluntary reductions in GHGs. The effort is led by an Interagency Committee, with the U.S. Department of Energy (DOE) playing a key supporting role. Title XVI attempts to support actions focused on reducing U.S. carbon intensity, but does not establish a requirement to reduce emissions. The title also establishes a program to encourage exports of carbon intensity-reducing technologies to developing countries. This program is led by the Secretary of State. In addition to Title XVI, Section 1253 repeals the mandatory purchase requirement under Section 210 of the Public Utility Regulatory Policy Act for new contracts if the Federal Energy Regulatory Commission finds that a competitive electricity market exists and if other conditions are met. The debate over the bill included proposals to increase corporate average fuel economy (CAFE) standards and to establish a renewable portfolio standard, although these changes were not included in the final law.<sup>5</sup>

### ***The Energy Independence and Security Act (EISA)***

On December 19, 2007, President Bush signed the Energy Independence and Security Act of 2007 (EISA, P.L. 110-140). EISA contains many energy provisions that could lead to reductions in GHG emissions. In addition to these indirect reductions, EISA also directly addresses climate change issues in several ways.

First, EISA expands the renewable fuel standard (RFS) established in P.L. 109-58. The RFS requires that a minimum amount of renewable fuels be blended into transportation fuels each year. The EISA amendments to the RFS significantly expand the mandated level. Further, they require that an increasing share of the RFS be met with “advanced biofuels” defined as having 50 percent lower lifecycle GHG emissions than petroleum fuels. This is the first time that Congress has enacted national policy addressing the carbon content of motor fuels.

Second, Title VII of the new law focuses on research, development, and demonstration of technologies to capture and store carbon dioxide (CO<sub>2</sub>). DOE research and development is expanded and will include large-scale demonstration projects. The Department of the Interior must develop a methodology to assess the national potential for geologic and ecosystem storage of CO<sub>2</sub>, and must recommend a regulatory framework for managing geologic carbon sequestration on public lands.

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<sup>5</sup> CAFE is the sales weighted average fuel economy, expressed in miles per gallon (mpg), of a manufacturer’s fleet of passenger cars or light trucks with a gross vehicle weight rating (GVWR) of 8,500 lbs. or less, manufactured for sale in the United States, for any given model year. Fuel economy is defined as the average mileage traveled by an automobile per gallon of gasoline consumed as measured in accordance with the testing and evaluation protocol set forth by the EPA.

In addition to the above programs, EISA also requires the establishment of an Office of Climate Change and Environment in the Department of Transportation (DOT). This office will plan, coordinate, and implement research at DOT on reducing transportation-related energy use, mitigating the causes of climate change, and addressing the impacts of climate change on transportation.

Energy provisions not directly addressing climate change, but that could lead to lower GHG emissions, including:

- more stringent fuel economy (CAFE) standards for passenger cars and light trucks;
- higher-efficiency standards for appliances and lighting;
- higher-efficiency requirements for government buildings; and research and development on renewable energy.

### ***U.S. Environmental Protection Agency (EPA)***

The U.S. Supreme Court has held that CO<sub>2</sub> falls under the CAA's definition of an "air pollutant", such that the EPA has statutory authority to regulate the emissions of this gas.

The following are the most recent regulatory actions taken by the EPA:

- On September 15, 2009, the EPA and the DOT's National Highway Traffic Safety Administration (NHTSA) proposed a new national program that would reduce GHG emissions and improve fuel economy for all new cars and trucks sold in the United States. EPA proposed the first national GHG emissions standards under the CAA, and NHTSA proposed an increase in the CAFE standards under the Energy Policy and Conservation Act.
- In response to the FY2008 Consolidated Appropriations Act (H.R. 2764; Public Law 110–161), EPA issued the Final Mandatory Reporting of Greenhouse Gases Rule. Signed by the Administrator on September 22, 2009, the rule requires that suppliers of fossil fuels and industrial GHGs, manufacturers of vehicles and engines outside of the light duty sector, and facilities that emit 25,000 metric tons or more of GHGs per year to submit annual reports to EPA. The rule is intended to collect accurate and timely emissions data to guide future policy decisions on climate change.

### **State**

California has been a leader among the states in outlining and aggressively implementing a comprehensive climate change strategy that is designed to result in a substantial reduction in total statewide GHG emissions in the future. California's climate change strategy is multifaceted and involves a number of state agencies implementing a variety of state laws and policies. These laws and policies are provided below.

### ***Executive Order S-3-05 (EO S-3-05)***

Executive Order (EO) S-3-05 was signed by the Governor on June 1, 2005. EO S-3-05 established the following statewide emission reduction targets:

- Reduce GHG emissions to 2000 levels by 2010,
- Reduce GHG emissions to 1990 levels by 2020, and
- Reduce GHG emissions to 80 percent below 1990 levels by 2050.

EO S-3-05 created a “Climate Action Team” or “CAT” headed by the California Environmental Protection Agency (CalEPA) and including several other state agencies. The CAT is tasked by EO S-3-05 with implementing the global warming emission reduction programs identified in the Climate Action Plan and to report on the progress made toward meeting the emission reduction targets established in the EO.

The first report to the Governor and the Legislature was released in March 2006 and will be issued bi-annually thereafter. The 2006 CAT report to the Governor contains recommendations and strategies to help ensure the targets in EO S-3-05 are met (CalEPA, 2006). Subsequent CAT reports discussed the progress and supplemental recommendations to ensure the targets of EO S-3-05. The 2010 CAT Report to the Governor and the Legislature was issued in December 2010 (CalEPA, 2010).

***California Global Warming Solutions Act of 2006 (Assembly Bill 32)***

In adopting the California Global Warming Solutions Act of 2006 (AB 32), the California state legislature established a cap on statewide GHG emissions and set forth a regulatory framework to achieve the corresponding reduction in statewide emission levels. Under AB 32, GHGs are defined as: CO<sub>2</sub>, methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF<sub>6</sub>).

AB 32 requires that CARB:

- Adopt early action measures to reduce GHGs;
- Establish a statewide GHG emissions cap for 2020 based on 1990 emissions;
- Adopt mandatory report rules for significant GHG sources;
- Adopt a scoping plan indicating how emission reductions will be achieved via regulations, market mechanisms, and other actions; and
- Adopt regulations needed to achieve the maximum technologically feasible and cost- effective reductions in GHGs.

***Early Action Measures***

CARB has adopted several early action measures to reduce GHG emissions. They include actions such as improvements to landfill CH<sub>4</sub> capture, a vehicle tire pressure program, improvements to heavy duty truck efficiency, and a low carbon fuels standard (LCFS). On April 23, 2009, CARB adopted a LCFS. This standard requires that all fuels sold in California must have a reduced carbon content that will lower emissions by 10 percent by 2020.

Guidance and protocols for businesses and governments to facilitate GHG emission reductions were approved as early action items by CARB at its June 2007 hearing. A Local Government Toolkit was designed to provide guidance and resources to help cities and counties reduce GHG emissions and save money. No regulations have been adopted by CARB that apply specifically to cities and counties.

A variety of tools are available to assist with climate action planning, including information on:

- How to calculate and inventory current GHG emissions;
- A recommended target to reduce GHG emissions;
- Cost-saving strategies to take action now;
- Financial resources to get started;
- Case studies to learn what other cities have been able to accomplish.

Phase II of the Toolkit will include a decision support tool to help local governments develop customized climate action plans, a peer-networking online discussion forum, and a climate leadership recognition program to recognize achievements for measured GHG emission reductions.

### ***California's Scoping Plan and Cap and Trade Program***

In the adopted Climate Change Scoping Plan (2008), CARB lays out the GHG reductions that need to be achieved and the types of measures that will be used to reach them. The Plan predicts that under a "business as usual" (BAU) scenario, 2020 GHG emissions would equal 596 million metric tons (MMT) carbon dioxide equivalents (CO<sub>2</sub>e). Consequently, compared to the 1990 GHG emissions inventory, emissions would need to be reduced by 169 MMT CO<sub>2</sub>e in 2020. This represents a 30 percent GHG reduction from the 1990 levels to be achieved by 2020. In 2011, CARB updated the projected GHG emissions to reflect the effects of the economic downturn, finding that a reduction of approximately 21.7 percent from the projected BAU scenario would be necessary to achieve the statewide emission targets. This 21.7 percent reduction assumes that the BAU scenario does not account for the effect of additional GHG regulations that have been adopted (CARB, 2011). CARB released the first update to the Scoping Plan in May 2014 (Scoping Plan Update) which identifies that an even smaller percent reduction is necessary to achieve statewide emission targets (CARB, 2014). Although the Scoping Plan Update establishes a lower reduction threshold, APCD's threshold conservatively remains at 21.7 percent.

The Scoping Plan establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and CAT early actions and additional GHG reduction measures by both entities, identifies additional measures to be pursued as regulations, and outlines the role of a cap-and-trade program. The key elements of the Scoping Plan include:

- Expanding and strengthening existing energy efficiency programs, and building and appliance standards.
- Achieving a statewide renewable energy mix of 33 percent.
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system and caps sources contributing 85 percent of California's GHG emissions.
- Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets.
- Adopting and implementing measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard.

- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential (GWP) gases, and a fee to fund the administrative costs of the State of California's long-term commitment to AB 32 implementation.

The Scoping Plan Update outlines the progress California has made to date regarding near-term 2020 GHG limits, such as cleaner and more efficient energy, cleaner transportation, and CARB's Cap-and-Trade Program. The Scoping Plan Update identifies six key areas where further control strategies are needed, which are: energy, transportation (vehicles/equipment, sustainable communities, housing, fuels, and infrastructure), agriculture, water, waste management, and natural and working lands.

### ***Sustainable Communities and Climate Protection Act of 2008 (SB 375)***

The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) encourages housing and transportation planning on a regional scale, in a manner designed to reduce vehicle use and associated GHG emissions. As required under this law, CARB has assigned regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035. The targets apply to the regions in the State covered by the 18 Metropolitan Planning Organizations (MPOs), including the Sacramento Area Council of Governments (SACOG) in the Sacramento region. If MPOs do not meet the GHG reduction targets, transportation projects will not be eligible for funding programmed after January 1, 2012. CARB adopted regional reduction targets in 2010. For the SACOG area, the adopted reduction targets call for a 7 percent reduction by 2020 and a 16 percent reduction by 2025.

SB 375 also requires each MPO to include a Sustainable Communities Strategy (SCS) in its Regional Transportation Plan (or an Alternative Planning Strategy, if it was not feasible to adopt an SCS that met regional GHG reduction targets). The SCS must set forth a vision for growth for the region while taking into account transportation, housing, environmental, and economic needs. The SCS will be the blueprint by which the region will meet its GHG emissions reductions target if there is a feasible way to do so. Discussion of the recently adopted SACOG SCS is provided below in the Local Regulations section.

### ***Senate Bill 97 (SB 97)***

Signed by the governor on August 24, 2007, SB 97 required the state Office of Planning and Research to prepare CEQA guidelines for evaluating the effects of GHG emissions and for mitigating such effects. In accordance with SB 97, on December 30, 2009, the National Resources Agency adopted CEQA Guidelines amendments for the quantification and mitigation of GHG emissions. The adopted guidelines provide the following direction for consideration of climate change impacts in a CEQA document:

- The determination of significance of GHG emissions calls for a careful judgment by the Lead Agency.
- The Lead Agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of GHG emissions resulting from a Proposed Project.
- A model or methodology shall be used to quantify GHG emissions resulting from a CEQA project.
- Significance may rely on qualitative analysis or performance based standards.

- The Lead Agency may adopt thresholds of significance previously adopted or recommended by other public agencies or recommended by experts.
- The CEQA document shall discuss regional and/or local GHG reduction plans.
- A CEQA document shall analyze GHG emissions if they are cumulatively considerable.
- A description of the effects of climate change on the environment shall be included in CEQA documents.
- A CEQA document shall contain mitigation measures which feasibly reduce GHG emissions.
- GHG analysis in a CEQA document may be Tiered or Streamlined.

The methodology and basis of calculation for estimating and analyzing GHG emissions resulting from the Proposed Project is based on scientific and factual data and is consistent with the methodology and guidance identified in the CEQA Guidelines Amendments.

### ***Senate Bill X1 2 (SB X1 2)***

SB X1 2 expands the Renewable Portfolio Standard by establishing a goal of 20 percent of the total electricity sold to retail customers in California per year must be from renewable sources by December 31, 2013, and 33 percent by December 31, 2020, and in subsequent years. Under the bill, a renewable electrical generation facility is one that uses biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation of 30 megawatts or less, digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current, and that meets other specified requirements with respect to its location. In addition to the retail sellers covered by SB 107, SB X1 2 adds local publicly owned electric utilities to the Renewable Portfolio Standard. The California Public Utilities Commission (CPUC) has established the quantity of electricity products from eligible renewable energy resources to be procured by retail sellers in order to achieve targets of 20 percent by December 31, 2013; 25 percent by December 31, 2016; and 33 percent by December 31, 2020. The statute also requires that the governing boards for local publicly owned electric utilities establish the same targets, and the governing boards are responsible for ensuring compliance with these targets. The CPUC is responsible for enforcement of the Renewable Portfolio Standard for retail sellers, while the California Energy Commission and CARB will enforce the requirements for local publicly owned electric utilities.

### ***Green Building Standards***

All new construction must adhere to the 2013 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11). The California Green Building Standards, referred to as CALGreen:

- Sets a threshold of a 20 percent reduction in indoor water use and includes voluntary goals for reductions of 30 percent, 35 percent and 40 percent.
- Requires separate meters for indoor and outdoor water use at nonresidential buildings; and at those sites, irrigation systems for larger landscaped areas must be moisture-sensing.
- Calls for 50 percent of construction waste to be diverted from the landfills and lists higher, voluntary diversion amounts of 65 percent to 75 percent for new homes, and 80 percent for commercial construction.

- Mandates inspections of energy systems -- such as the heat furnace, air condition and mechanical equipment -- for nonresidential buildings that are larger than 10,000 square feet to "ensure that all are working at their maximum capacity according to design efficiencies."
- Requires that paint, carpet, vinyl flooring, particle board and other interior finish materials be low-emitting in terms of pollutants.

### ***California Air Pollution Control Officers Association Guidance***

The California Air Pollution Control Officers Association (CAPCOA) released a report in August 2010 that describes methods to estimate and quantify mitigation for GHG emissions from projects subject to CEQA. The CAPCOA report evaluates several GHG thresholds that could be used to evaluate the significance of a project's GHG emissions. The CAPCOA report, however, does not recommend any one threshold. Instead, the report is designed as a resource for public agencies as they establish agency procedures for reviewing GHG emissions from projects subject to CEQA (CAPCOA, 2010).

## **Local**

### ***Sacramento Region Blueprint***

Placer County is a member of SACOG, an MPO which covers a six-county area. In 2004, SACOG adopted the Preferred Blueprint Scenario for 2050 (Blueprint). Although not a binding regulatory document, the Blueprint depicts a way for local agencies within the region to grow through 2050 in a manner consistent with the seven smart growth principles: (1) transportation choices; (2) mixed-use developments; (3) compact development; (4) housing choice and diversity; (5) use of existing assets; (6) quality design, and (7) natural resources conservation. The seven smart growth principles provide guidance for land use planners which, when implemented, would ultimately result in an overall reduction in vehicle miles traveled (VMT), emissions of criteria pollutants, and GHG emissions.

By providing a more compact development pattern adjacent to existing city services and infrastructure, with a balance of employment, housing, retail, and recreation opportunities, the Blueprint Plan shows that development consistent with the plan could reduce the need for an additional 400,000 acres of land for development, and reduce traffic congestion and associated air quality impacts. The BRSP project area has been identified for Rural Residential and Single Family Small Lots within the Preferred Blueprint Scenario.

### ***SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy***

In April 2012, SACOG adopted the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for 2035 to provide a regional vision for all modes of surface transportation. Building on prior plans, including the Sacramento Region Blueprint and the 2008 MTP, the SCS accommodates future growth through a more compact land use pattern, emphasizes operational improvements over new roadway capacity projects, and reflects other factors that have tended to reduce motor vehicle use. The SCS demonstrates that, if implemented, the region will achieve a 9 percent per capita GHG reduction in passenger vehicle emissions in 2020 and a 16 percent reduction in 2035. These reductions meet the targets for SACOG of 7 percent and 16 percent per capita GHG reduction from 2005 for the years 2020 and 2035, respectively, established by CARB (refer to discussion of SB 375 above). In June 2012, CARB issued an Acceptance of GHG Quantification Determination for the SACOG SCS, indicating that CARB

concur with SACOG's quantification of GHG emission reductions from the final MTP/SCS and its determination that the SCS would achieve the 2020 and 2035 targets established by CARB. The BRSP project area is identified as a Developing Community and Rural Residential Community.

### **Sacramento Metropolitan Air Quality Management District CEQA Guide**

The Sacramento Metropolitan Air Quality Management District (SMAQMD) CEQA Guide (December 2009, revised June 2015) presents guidance for addressing the GHG emissions associated with individual development projects. This guidance states that operational GHG emissions from a project should be calculated for the first full year of operations to compare to the GHG operational threshold of 1,100 metric tons of CO<sub>2</sub>e per year. If project emissions exceed the GHG operational threshold, the project would then calculate emissions for the fully mitigated project scenario in 2020, and the BAU scenario (refer to the discussion of the CARB Scoping Plan above). The SMAQMD provides that a 21.7 percent reduction of GHG emissions is adequate mitigation and shows consistency with AB 32 and CARB Scoping Plan GHG reduction goals. PCAPCD recognizes and accepts SMAQMD's threshold of 1,100 tons CO<sub>2</sub>e per year, and if that is exceeded, a minimum 20 percent reduction in BAU (preferred is 21.7 percent).

### **Placer County General Plan**

The Placer County General Plan Policies G-1 through G-5 listed in **Section 3.18.1** are relevant to the 2014 BRSP GHG analysis.

## **3.8.2 IMPACT DISCUSSION**

Similar to the 2004 BRSP, development of the 2014 BRSP would result in short-term GHG emissions associated with construction and long-term GHG emissions primarily associated with an increase in vehicle traffic and power usage. Like many EIRs prepared and certified before the effective date of SB 97, the 2001 EIR and 2004 Final Addendum did not contain a separate assessment of the GHG impacts associated with the BRSP. However, the potential effects of GHG emissions on climate change have been known since as early as the 1970s; and thus do not constitute new information or new circumstances not known at the time the EIR was certified.

The analysis presented below evaluates the BRSP in the context of the current regulatory environment.

### **Question A – Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

#### **Thresholds**

To date, although the PCAPCD has not identified significance thresholds for GHG emissions, the agency has recommended that significance thresholds for GHG emissions be related to compliance with AB 32. Notably, this approach has been endorsed by the courts (See, e.g., *Friends of Oroville v. City of Oroville* (2013) 219 Cal.App.4th 832, 841-843.). Specifically, as described above, PCAPCD has recommended using a minimum reduction target of 20 percent (preferred reduction of 21.7 percent) and use the recommended and accepted methodology approach described within SMAQMD's GHG Guidance. Consequently, if the proposed 2014 BRSP modifications reduce GHG emissions by 21.7 percent

compared to the 2004 BRSP BAU levels, then the 2014 BRSP would be considered to meet AB 32 and CARB Scoping Plan GHG reduction goals and would have a less-than-significant cumulative impact associated with GHG emissions.

**Methodology**

Construction GHG emissions were estimated for each construction year for both the 2004 BRSP and 2014 BRSP using the 2010 CalEEMod air quality model, which is recommended by the PCAPCD and CARB. Project-specific construction CalEEMod inputs are provided in the CalEEMod Inputs Table included as **Attachment 5**. The model estimates emissions for a variety of sources, including transportation, electricity use, natural gas use, and solid waste disposal. The model estimates GHG emissions of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O and then converts them to CO<sub>2</sub>e. CO<sub>2</sub>e is a method by which GHG values other than CO<sub>2</sub> are converted to a CO<sub>2</sub>-like emissions value based on a heat-capturing ratio. As shown in **Table 3.8-1**, CO<sub>2</sub> is used as the base and is given a value of one. CH<sub>4</sub> has the ability to capture 21 times more heat than CO<sub>2</sub>; therefore, CH<sub>4</sub> is given a CO<sub>2</sub>e value of 21. Emissions are multiplied by the CO<sub>2</sub>e value to achieve one GHG emission value. By providing a common measurement, CO<sub>2</sub>e provides a means for presenting the relative overall effectiveness of emission reduction measures for various GHGs in reducing project contributions to global climate change.

**TABLE 3.8-1**  
GREENHOUSE GAS CO<sub>2</sub> EQUIVALENT

<b>GHG Gases</b>	<b>CO<sub>2</sub>e Value</b>
CO <sub>2</sub>	1
CH <sub>4</sub>	21
N <sub>2</sub> O	310
HFCs/PFCs	140 -23,900
SF <sub>6</sub>	23,900
Source: IPCC, 2007.	

Operational emissions from build-out of both the 2004 BRSP and 2014 BRSP were estimated using CalEEMod and included direct mobile sources including residential and commercial vehicle trips, as well as indirect GHG emissions sources from electricity use, solid waste disposal, water and wastewater processing, usage, and conveyance. Build-out for the 2004 BRSP was modeled in the year 2010, while build-out for the 2014 BRSP was conservatively modeled in the year 2020. Project-specific operational CalEEMod inputs are provided in the CalEEMod Inputs Table included as **Attachment 5**.

CalEEMod outputs present both unmitigated and mitigated emissions for the construction and operation phases of the 2004 BRSP and 2014 BRSP. The unmitigated emissions reflect the basic characteristics of the 2004 BRSP and 2014 BRSP assuming compliance with the GHG related regulations applicable at the time of first year operation, which was assumed to be 2010 for the 2004 BRSP and 2020 for the 2014 BRSP. The mitigated emissions incorporate the reductions that would result from the implementation of project design and mitigation measures, selected as appropriate from a list of measures identified within CalEEMod. Project-specific mitigation measures incorporated into the model are based on the adopted MMRP and are listed in the CalEEMod Inputs Table included as **Attachment 5**. As identified in the

CalEEMod Inputs Table, the majority of the measures identified within CalEEMod correspond to mitigation measures identified within CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* (CAPCOA, 2010). A comparison of the mitigated emissions outputs from the 2020 BAU scenario (approved 2004 BRSP) and the mitigated emissions outputs from the 2020 Project scenario (proposed 2014 BRSP modifications) was made to determine if additional measures were required to meet the 21.7 percent reduction threshold defined above.

### **Construction and Operation GHG Emissions**

Project-related construction would result in direct GHG emissions from the operation of construction equipment and generators. Construction would also result in indirect emissions from construction waste disposal; material haul vehicles; worker commute trips; and off-site electricity and natural gas usage. Project-related operation would result in direct GHG emissions from vehicles traveling to and from the project site and from residential activities, such as landscape maintenance. Project-related operations would also result in indirect emissions from solid waste disposal; water and wastewater treatment; and electricity and natural gas usage. CalEEMod was used to estimate project-related construction GHG emissions.

As shown in **Table 3.8-2**, the total construction emissions from the 2004 BRSP (BAU) would be 32,469 metric tons (MT) of CO<sub>2</sub>e, and construction emissions from the 2014 BRSP would be 25,183 MT of CO<sub>2</sub>e. This is a 22 percent reduction over BAU. These reductions are achieved through adherence to stricter regulatory standards, including those included in the 2013 California Green Building Standards, which are taken into account in the CalEEMod model. The 2014 BRSP construction emissions would also be reduced through proposed revisions to Mitigation Measure A-D (Require use of low-emission construction materials and equipment where feasible) outlined in **Section 3.8.3**, which require the use of Tier 2 engines greater than 50 horsepower.

As shown in **Table 3.8-2**, annual operational emissions from the 2004 BRSP would be 32,961 MT of CO<sub>2</sub>e, while annual operational emissions from the 2014 BRSP would be 25,421 MT of CO<sub>2</sub>e. The 2014 BRSP would reduce emissions by approximately 23 percent below the BAU scenario, which is considered to be the previously approved 2004 BRSP. Emission reductions would be achieved through new regulatory requirements for vehicle operations, adherence to more stringent California Building Energy Standards (2013 Title-24, Part 6) which would reduce the energy demands of the project by 35 percent (Davis Energy Group, 2014), and reductions in water demand as result of elimination of the golf course and implementation of conservation measures proposed as part of the 2014 Project design. Further, the 2014 BRSP would reduce the area of converted grassland and oak woodland within the project site by 42 acres and 220 acres, respectively (refer to **Section 3.5.2**) which would provide greater carbon sequestration when compared to the 2004 BRSP.

The following mitigation measures from the adopted MMRP would continue to apply to the 2014 BRSP and would reduce GHG emissions: Mitigation Measure A-C (Implement a construction worker trip reduction program); Mitigation Measure A-D (Require use of low-emission construction materials and equipment where feasible); Mitigation Measure A-E (Incorporate pedestrian, bicycle, and NEV oriented design); Mitigation Measure A-G (Accommodate and encourage low-emission energy use); and Mitigation Measure A-H (Install only natural gas CNG fireplaces).

**TABLE 3.8-2**  
CONSTRUCTION AND OPERATIONAL MITIGATED GHG EMISSIONS

Project Phase	2020 BAU Scenario - 2004 BRSP GHG Emissions  (MT of CO <sub>2</sub> e/year)	2020 Project – 2014 BRSP GHG Emissions  (MT of CO <sub>2</sub> e/year)
<b>Construction</b>		
Grading, Building, etc.	32,469	25,183
<b>Construction GHG Emissions Reduction</b>		<b>22%</b>
<b>Operation</b>		
Area	1,516	1,516
Energy	6,283	5,455
Mobile	22,534	16,664
Waste	1,212	1,178
Water	1,415	607
<i>Total Operation GHG Emissions</i>	<i>32,961</i>	<i>25,421</i>
<b>Operation GHG Emissions Reduction</b>		<b>23%</b>
Notes: BAU = business as usual; MT = metric tons; CO <sub>2</sub> e = carbon dioxide equivalent		
<sup>1</sup> 2004 and 2014 Project GHG emissions were amortized over their respective construction periods to determine annual construction emissions.		
Source: CalEEMod, 2010; <b>Attachment 5</b>		

As shown in **Table 3.8-2** the reduction of GHG emissions from the 2004 BRSP (BAU) and the 2014 BRSP is greater than 21.7 percent. Construction and operation GHG emissions would be reduced by 22 percent or more below the 2004 BRSP BAU scenario; thus, showing consistency with the Scoping Plan. Therefore, although regulatory conditions have changed since the 2004 EIR, the 2014 BRSP modifications would not result in a new significant impact associated with GHG emissions.

### **Question B – Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases**

At this time, Placer County does not have a community-wide Climate Action Plan or other applicable plan for the reduction of GHG emissions. As described above, in 2004 SACOG adopted the Blueprint, which examined how transportation and land use planning could be better linked to accommodate future growth while reducing transportation congestion. The MTP/SCS adopted in 2012 accommodates future growth through a more compact land use pattern, emphasizes operational improvements over new roadway capacity projects, and reflects other factors that have tended to reduce motor vehicle use. The MTP/SCS demonstrates that, if implemented, the region will achieve a 9 percent per capita GHG reduction in passenger vehicle emissions in 2020 and a 16 percent reduction in 2035. These reductions meet the targets for SACOG of 7 percent and 16 percent per capita GHG reduction from 2005 for the years 2020 and 2035, respectively, established by CARB (refer to discussion of SB 375 above).

The MTP/SCS was adopted by SACOG after the 2004 BRSP was approved. Both the Blueprint and MTP/SCS included the BRSP area in their growth assumptions, and thus the BRSP was factored into the regional GHG emissions estimates and reduction strategies. Modifications proposed under the 2014

BRSP would not result in a conflict with existing assumptions in the Blueprint or MTP/SCS. Additionally, as shown below, the 2004 MMRP included Mitigation Measures A-C (Implement a construction worker trip reduction program), A-D (Require use of low-emission construction materials and equipment where feasible), A-E (Incorporate pedestrian, bicycle, and NEV oriented design), A-G (Accommodate and encourage low-emission energy use), and A-H (Install only natural gas CNG fireplaces) that would reduce GHG emissions. As discussed in **Section 3.8.2, Question A**, the reduction of GHG emissions from the 2004 BRSP (BAU) and the 2014 BRSP is greater than 21.7 percent; thus, showing consistency with the Scoping Plan. By implementing current emissions reduction strategies, the 2014 BRSP would not conflict with the statewide emission reduction goals set forth in S-3-05 and AB 32. Therefore, the project does not conflict with applicable policies adopted for the purposes of reducing GHG emissions. This impact is less than significant.

## **Cumulative**

As described in Chapter 5.0 of the PCAPCD's 2012 CEQA Air Quality Handbook, "[t]he quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, it is clear that the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative." Thus, the discussion under Questions A and B constitute the cumulative analysis for GHG emissions.

### **3.8.3 MITIGATION MEASURES**

Mitigation Measures A-C through A-E, A-G through A-H, and A-M through A-N, listed in **Section 3.4.3**, would reduce GHG emissions during construction and/or operation of the BRSP. As described in **Section 3.4.2**, these measures would continue to remain applicable, some require revisions, and two are added (A-M and A-N).

### **3.8.4 CONCLUSION**

New regulations regarding GHG emissions do not constitute "new information" as defined in CEQA Guidelines Section 15162. Construction and operational GHG emissions estimated for the 2014 BRSP using CalEEMod are lower than those that were estimated for the 2004 BRSP. The 2014 BRSP's reduction in GHG emissions is consistent with the AB 32 reduction targets and is due to some of the proposed design modifications under the 2014 BRSP, reductions in emission factors due to regulatory and technological advances in fuel efficiency, and proposed updated mitigation measures. Additionally, modifications proposed under the 2014 BRSP would not result in conflicts with existing assumptions in the Blueprint or MTP/SCS, which demonstrates that the region will meet SACOG targets of 7 percent and 16 percent per capita GHG reduction from 2005 for the years 2020 and 2035, respectively, established by CARB (refer to discussion of SB 375 above). Therefore, construction and operation of the 2014 BRSP would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No new significant environmental impacts would occur.

### 3.9 HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Impacts HW-1 through 6  2001 EIR p.11-6- 11-10  2004 Final Addendum p.56- 57	No	No	Yes
b) 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?	Impacts HW-1 through 6  2001 EIR p.11-6- 11-10  2004 Final Addendum p.56- 57	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Impacts HW-1 through 6  2001 EIR p.11-6- 11-10  2004 Final Addendum p.56- 57	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
d) 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?	Impact HW-5  2001 EIR p.11-8 - 11-9  2004 Final Addendum p.57	No	No	N/A
e) 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?	N/A	No	No	N/A
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	N/A	No	No	N/A
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Impact HW-6  2001 EIR p. 11-9 and 11-10  2004 Final Addendum p.57	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
h) 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?	Impact PS-24  2001 EIR p. 6-28- 6-29  2004 Final Addendum p. 36	No	No	N/A

### 3.9.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The 2001 EIR included the Abandoned Placer Gold Prospects and Mines Assessment Report as Appendix C, which found that a site (DCN 31) in the northeastern corner of the property contained high levels of arsenic in a waste rock stockpile exposed at the surface. An Abandoned Mine Land Preliminary Endangerment Assessment (PEA) Addendum Report was prepared for the Bickford Ranch area and approved by the California Department of Toxic Substances Control (DTSC) in 2004. In its approval, the DTSC stated that it would issue a No Further Action (NFA) letter if the requirements for the deed restriction outlined in the approval were adequately addressed (DTSC, 2004).

Placer County Recorder Document 2005-0057387 Deed Restriction was signed by a representative from Bickford Holding, LLC and DTSC in April 2005 and recorded by Placer County on May 5, 2005. Additionally, an Operations and Maintenance (O&M) Agreement (Docket Number: HSA-A 04/05-159) was entered into by Bickford Holding, LLC and the DTSC in April, 2005 (Placer County, 2005). The Deed Restriction and O&M Agreement provided several provisions for the DCN 31 site, including: land use restrictions; required fencing and signs posted around the deed restricted site; an open space Conservation Easement which would include the site; and annual reporting requirements. A NFA letter was issued by the DTSC for the site on July 14, 2006 and states that the site does not appear to pose a risk to human health or the environment, based on the recordation of the Deed Restriction, implementation of the O&M Agreement, and execution of the financial assurance mechanism for the site (DTSC, 2006). No other sites of concern have been listed on or adjacent to the BRSP Area since the 2004 EIR was approved (SWRCB, 2015).

### 3.9.2 IMPACT DISCUSSION

#### **Questions A and B – Create a Significant Hazard to the Public or Environment through Routine Transport, Use, or Disposal of Hazardous Materials or Accidental Release of Hazardous Materials (2004 EIR Impacts HW-1, HW-2, HW-3, HW-4, HW-5 and HW-6)**

The 2004 EIR Impacts HW-1 through HW-3 addressed the potential for impacts associated with contaminated soils and use of hazardous materials during construction of the BRSP. The 2004 EIR found that with implementation of Mitigation Measures HW-A (Report possible contamination to EHS-HMS), HW-B (Comply with California Department of Fire and Forestry [CAL FIRE] and Penryn Fire Department requirements for temporary storage of combustible/flammable liquids at construction sites); and HW-C (Comply with County and CDF requirements for reporting releases of hazardous materials) potential impacts associated with hazardous materials during construction would be reduced to less than significant. Mitigation Measure H-B is revised to remove Penryn Fire Department since the project site has detached from the district.

The 2004 EIR Impacts HW-4 through HW-6 addressed the potential for impacts associated with groundwater contamination and use of hazardous materials during operation of the BRSP. The 2004 EIR found that with implementation of Mitigation Measures HW-D (Comply with the recommendations of a limited groundwater investigation), Mitigation Measure B-N (Install bat gates at tunnel entrances), Mitigation Measures HW-C (Comply with County and CDF requirements for reporting releases of hazardous materials); HW-E (Comply with the Placer County Department of Environmental Health requirements for preparation and filing of Emergency Response Plans and Hazardous Materials Storage and Containment Plans); HW-F (Finalize and implement the Applicant's Golf Course Chemical Application Management Plan); and HW-G (Comply with underground storage tank regulations through the Placer County Environmental Health Department) potential impacts associated with hazardous materials during operation would be reduced to less than significant.

The 2014 BRSP would have similar land uses and the overall project footprint would be reduced from the 2004 BRSP. Potential effects associated with handling and storage of hazardous material during operation of the golf course would be eliminated under the 2014 BRSP because the golf course and related facilities will no longer be developed. As such, Mitigation Measure HW-F, concerning the management of chemicals used at the golf course, is no longer required. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to handling or accidental release of hazardous materials during construction and operation. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. The conclusions of the 2004 EIR regarding the potential for the BRSP to create a significant hazard to the public or environment through routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials remain valid and no further analysis is required.

### **Question C - Emissions of Hazardous Materials within One-quarter Mile of School (2004 EIR Impacts HW-1 through HW-6)**

The 2001 EIR indicates on page 6-6 that the closest school is located approximately two miles away from the property; however, a potential school may be located within the northwest portion of the project site adjacent to open space and low density residential land uses. As discussed in the 2004 EIR Impacts HW-1 through HW-6 and under Questions A through B above, with the implementation of mitigation measures, the BRSP would not result in significant impacts from hazardous emissions or handling of hazardous materials, substances, or waste. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to emissions of hazardous materials near a school. The conclusions of the 2004 EIR remain valid.

### **Question D - Be located on a site which is included on a list of hazardous materials sites**

A database search was conducted in 1998 by Vista Information Solutions, Inc., which included a review of federal and state environmental records, as discussed on pages 11-1 to 11-2 of the 2001 EIR. The Subject Property is listed on the DTSC's Hazardous Waste and Substance Site List compiled pursuant to Government Code 65962.5 (Cortese List) because the Applicant entered into the DTSC's Voluntary Cleanup Program for the mine located in the northeastern corner of the project site (DTSC, 2007; SWRCB, 2015). As discussed in the 2004 EIR Impact HW-5, the Applicant prepared a PEA in accordance with Drug Enforcement Administration (DEA) protocols. As discussed above, a NFA letter was issued by the DTSC for the site on July 14, 2006 which states that the site does not appear to pose a risk to human health or the environment, based on the recordation of the Deed Restriction, implementation of the O&M Agreement, and execution of the financial assurance mechanism for the site (DTSC, 2006). The site is listed on the DTSC's EnviroStor website as "Certified/Operation and Maintenance" due to the land use restrictions (DTSC, 2007; SWRCB, 2015). There are no residential land uses proposed for the DCN 31 site or within 20 feet of the site. The measures identified in the Deed Restriction and O&M Agreement have been adhered to and will continue to be adhered to. According to the State Water Resources Control Board's (SWRCB's) GeoTracker Website, there are no other listed sites within the BRSP Area (SWRCB, 2015). Therefore, there are no new circumstances or new information of substantial importance resulting in new significant impacts related to listing of the site pursuant to Government Code 65962.5.

### **Questions E and F – Result in a safety hazard as a result of being located within an Airport Land Use Plan, within 2 miles of a Public Airport, or within the vicinity of a Private Airstrip**

This question is not specifically addressed in the 2004 EIR. However, the project site is not located in the vicinity of a public airport or private airstrip or located within an airport land use plan. The nearest airport to the project site is the Lincoln Regional Airport, located approximately five miles to the northwest. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to safety hazards in the vicinity of public airports or private airstrips.

### **Question G – Interfere with an adopted Emergency Response Plan (2004 EIR Impact HW-6)**

Emergency Response Plans are discussed on pages 11-6 and 11-9 of the 2001 EIR. As in 2004, there are no emergency response plans or emergency evacuation plans applicable to the 2014 BRSP. As discussed in the 2001 EIR and listed as Mitigation Measure HW-E below, the 2014 BRSP would be required to comply with Placer County Department of Environmental Health requirements for preparation and filing of Emergency Response Plans. Therefore, there are no new circumstances or new information of substantial importance resulting in new significant impacts related to interference with emergency response plans and emergency evacuation plans.

### **Question H – Expose people or structures to significant risk involving wildland fires**

The 2004 EIR Impact PS-24 addressed the potential for impacts associated with increased demand for fire protection services. The 2004 EIR found that with implementation of Mitigation Measure PS-J (Donate a site, construct and partially equip a fire station) and Mitigation Measure PS-K (Establish Fire District jurisdiction and emergency response standards for the project), potential impacts associated with an increased demand for fire protection services would be less than significant. The most recent CAL FIRE Fire Hazard Severity Zone Map for Placer County designates the BRSP Area as a moderate fire hazard severity zone (CAL FIRE, 2007). Risk of wildfire as a result of development of the BRSP has not changed since certification of the 2004 EIR. Therefore, there are no new circumstances or new information of substantial importance resulting in new significant impacts related to wildfire risk.

### **Cumulative**

The 2004 EIR found that cumulative impacts associated with hazards and hazardous materials were less than significant. Subsequent changes in the 2014 BRSP would reduce impacts slightly, and no new circumstances or information of substantial importance have been found that would lead to more severe impacts. Other development in the area, governed by the policies of Placer County and highly regulated by the State of California, would control impacts relating to hazards and hazardous materials. Therefore, as no new or more severe cumulative impacts to hazards or hazardous materials would occur, the conclusions of the 2004 EIR remain valid.

### **3.9.3 MITIGATION MEASURES**

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with hazardous materials. As described above in **Section 3.9.2**, all of these measures would continue to remain applicable with the exception of Mitigation Measure HW-B, which would be revised and Mitigation Measure HW-F, which is no longer relevant due to elimination of the golf course. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions	Explanation of Revisions
<b>Mitigation Measure HW-A:</b> Report possible contamination to EHS-HMS.	No Change	N/A
<b>Mitigation Measure HW-B:</b> Comply with CDF and Penryn Fire Department requirements for temporary storage of combustible/flammable liquids at construction sites.	Revise	Revised to remove Penryn Fire Department. Updated reference to CAL FIRE.
<b>Mitigation Measure HW-C:</b> Comply with the County and CDF requirements for reporting releases of hazardous materials.	Revise	Revised to update reference to CAL FIRE.
<b>Mitigation Measure HW-D:</b> Comply with recommendations of a limited groundwater investigation.	No Change	N/A
<b>Mitigation Measure HW-E:</b> Comply with Placer County Department of Environmental Health requirements for preparation and filing of Emergency Response Plans and Hazardous Materials Storage and Containment Plans.	No Change	N/A
<b>Mitigation Measure HW-F:</b> Finalize and implement the Applicant's Golf Course Chemical Application Management Plan.	Delete	No longer relevant due to elimination of the golf course in the 2014 Project.
<b>Mitigation Measure HW-G:</b> Comply with underground storage tank regulations through the Placer County Environmental Health Department.	No Change	N/A

## Proposed Modifications to MMRP

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font.

- **Mitigation Measure HW-A:** Report possible contamination to EHS-HMS (NO CHANGE)
- **Mitigation Measure HW-B:** Comply with CALFIRE CDF and ~~Penryn Fire Department~~ requirements for temporary storage of combustible/flammable liquids at construction sites

Mitigation Measure HW-B applies to Impact HW-3.

The Applicant proposes procedures to comply with the requirements of the CALFIRE CDF and ~~the Penryn Fire Department~~. ~~The CALFIRE CDF and the Penryn Fire Department~~ have specific requirements for the temporary storage of combustible/flammable liquids at construction sites which must be followed. These requirements include inspection to verify maintenance of a vegetation break and identification of emergency shutoff valves and switches. If electrical

connections are provided to these facilities, the County will additionally require permitting through the County Building Department. The Applicant shall also participate in the Community Right-to-Know program administered by the County.

- **Mitigation Measure HW-C:** Comply with the County and CALFIRE CDF requirements for reporting releases of hazardous materials (NO CHANGE)

Mitigation Measure HW-C applies to Impacts HW-3 and HW-6.

The Applicant proposes to comply with County and CDF requirements for reporting releases of hazardous materials. If a release of hazardous materials should occur, it will be contained and reported to the CDF and County Environmental Health Department immediately. Impacted soil will be excavated and disposed of as may be required by the County. ~~Implementation of these measures would reduce the potential impact to less than significant.~~

- **Mitigation Measure HW-D:** Comply with recommendations of a limited groundwater investigation (NO CHANGE)
- **Mitigation Measure HW-E:** Comply with Placer County Department of Environmental Health requirements for preparation and filing of Emergency Response Plans and Hazardous Materials Storage and Containment Plans (NO CHANGE)
- ~~**Mitigation Measure HW-F:** Finalize and implement the Applicant's Golf Course Chemical Application Management Plan.~~

~~Mitigation Measure HW-F applies to Impacts HW-6, H-6, H-7, B-17, and B-18.~~

~~The Applicant shall prepare a draft Golf Course Chemical Application and Management Plan (CHAMP) and Water Quality Monitoring Plan. The purpose of the CHAMP is to document turf/landscape maintenance policies and procedures to be employed at the golf course and associated facilities. The specific objectives of the policies and procedures are to:~~

- ~~○ Prevent and minimize potential impacts to soil, surface water (runoff), and groundwater from use of pesticides, fertilizers, and other potentially hazardous materials;~~
- ~~○ Provide for appropriate management and storage of potentially hazardous chemicals used at the golf course; and~~
- ~~○ Provide for monitoring to provide data for management feedback and to demonstrate these objectives have been achieved.~~

~~Locations for water monitoring shall be based on the management information objectives of the CHAMP and shall have a sound hydrogeologic basis. Monitoring points shall be located generally as indicated on Figure GW1-1. Two types of groundwater monitoring wells shall be provided. Type 1 monitoring wells shall be located in the shallow groundwater zone within the zone of decomposed granitic bedrock adjacent to selected fairways to provide early feedback for~~

management purposes. Type 2 wells shall be sited to provide more general coverage within the shallow groundwater zone of portions of the golf course and associated detention basins.

~~○ Type 1 Monitoring Wells — A minimum of four groundwater monitoring locations shall be sited, as shown in Figure GW1-1, directly adjacent to selected fairways and the driving range to provide early identification of potential water quality problems and implementation of corrective actions within a short time frame. The wells shall be sited in proximity to the flowlines of existing natural drainageways. Siting of the wells shall be directed by a professional geologist or hydrogeologist to monitor shallow, laterally migrating groundwater within the zone of decomposed granitic bedrock, and shall be completed and screened to the base of the zone of decomposition. These wells are identified as:~~

- ~~— Monitoring Well (MW)1-1, to be located adjacent to the lower end of the driving range;~~
- ~~— MW1-2, to be located adjacent to the fairway and green of the 12th hole;~~
- ~~— MW1-3, to be located in proximity to a drainage way below the fairway of the 14th hole; and~~
- ~~— MW1-4, to be located in proximity to a drainage way adjacent to the fairway and green of the 6th hole.~~

~~○ Type 2 Monitoring Wells — Four groundwater monitoring locations shall be sited on the golf course perimeter to provide overall coverage of the majority of the golf course area. The wells shall be sited in proximity to the flowlines of existing natural drainageways, and shall be designed to monitor shallow, laterally migrating groundwater within the zone of decomposed granitic bedrock. Installation of these wells shall be supervised by a geologist or hydrogeologist, and they shall be completed and screened to the base of the zone of decomposition.~~

- ~~— MW2-1 shall be located in Clover Valley approximately ¼ mile northeast and upgradient from Clover Valley Reservoir. This location provides coverage of shallow groundwater draining managed turf areas associated with golf course holes 12 through 16 and a portion of the 17th fairway. MW2-1 is also downgradient of three detention ponds and a PCWA storage pond.~~
- ~~— MW2-2 shall be located at the confluence of the Clover Valley Creek drainage and a drainage which includes the 10th hole and a portion of the 1st hole. This location is also downgradient of the portion of the golf course monitored by MW2-1.~~
- ~~— Monitoring well MW2-3 is to be located downgradient of a detention pond within a drainage to the north of Boulder Ridge. The fairway and green of the 7th hole is located in the upper end of the drainage.~~
- ~~— Monitoring well MW2-4 is located downgradient of a detention pond in the drainage that includes the 3rd and 4th holes.~~

- ~~○ Surface Water Monitoring – The PCWA pond that will be constructed adjacent to the 13th hole will become part of the canal operating system. This pond would intercept surface water runoff from several fairways on the eastern portion of the golf course and shall be incorporated into the monitoring program as surface water monitoring location SW-1.~~

~~Details of the plan cover the specific sampling parameters to be used, the frequency of sampling, and the reporting of results. This is described in more detail in Master Response GW-5. The draft CHAMP is generally adequate for the current status of the project. When a golf course owner/operator prepares operational plans, it will then be appropriate to amend the CHAMP with details of the following:~~

- ~~○ Golf course layout.~~
- ~~○ Drainage facilities.~~
- ~~○ A minimum 25-foot natural area buffer zone between managed turf and water bodies.~~
- ~~○ A map delineating the relationship between managed turf, natural areas, and surface water bodies.~~
- ~~○ Selection of plant and turf material to minimize need for pesticide use.~~
- ~~○ A specific list of chemicals to be used.~~
- ~~○ Procedures for the use of each chemical.~~
- ~~○ Schedule for soil nutrient testing that provides for testing once per year, after one year of testing that demonstrates that nutrient requirements remain relatively constant.~~

~~The County must accept the final CHAMP prior to issuance of grading permits or approval of improvement plans, whichever is issued first.~~

- **Mitigation Measure HW-G:** Comply with underground storage tank regulations through the Placer County Environmental Health Department (NO CHANGE)

### 3.9.4 CONCLUSION

No new circumstances involve new or substantially more severe significant impacts and no substantially important new information has been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and the modifications in the 2014 BRSP would not result in any new significant impacts related to hazardous materials.

### 3.10 HYDROLOGY AND WATER QUALITY

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	Impact H-3, H-4, H-5, and H-6  2001 EIR p. 12-12 - 12-17  2004 Final Addendum p. 59 - 61	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., 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)?	Impact H-8  2001 EIR p. 12-19 - 12-20  2004 Final Addendum p. 61	No	No	N/A

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	2004 EIR Impacts H-3 and H-5  2001 EIR p. 12-12 – 12-13 and 12-14 – 12-15  2004 Final Addendum p. 59-60	No	No	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	Impacts H-1 and H-2  2001 EIR p. 12-8 - 12-11  2004 Final Addendum p. 58	No	No	Yes
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Impacts H-1 and H-2  2001 EIR p. 12-8 - 12-11  2004 Final Addendum p. 58	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
f) Otherwise substantially degrade water quality?	Impacts H-6 and H-7  2001 EIR p. 12-15 - 12-18  2004 Final Addendum p. 60-61	No	No	Yes
g) 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?	2001 EIR N/A  2004 Final Addendum N/A	No	No	Yes
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	2001 EIR N/A  2004 Final Addendum N/A	No	No	N/A
i) 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?	Impacts H-1 and H-2  2001 EIR p. 12-8 - 12-11  2004 Final Addendum p. 58	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
j) Inundation by seiche, tsunami, or mudflow?	2001 EIR N/A  2004 Final Addendum N/A	No	No	N/A

### 3.10.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The hydrologic environmental setting is discussed in the Hydrology and Water Quality Chapter, Section 12 of the 2001 EIR. No significant changes to background conditions have occurred since the 2001 EIR was written.

Multiple relevant changes have occurred in regards to the regulatory setting, as discussed below. The evaluation of potential new impacts resulting from the implementation of the proposed 2014 BRSP modifications is based, in part, on the following:

- *Bickford Ranch Project Drainage Study* dated July 2, 2014 (**Attachment 11**)
- *Bickford Ranch Evaluation of Surface Water Runoff, Groundwater and Water Quality*, dated August 24, 2015 (**Attachment 12**).

### Municipal Storm Water Permitting Program

The Municipal Storm Water Permitting Program, run through the Central Valley Regional Water Quality Control Board (RWQCB) regulates stormwater discharges from municipal separate storm sewer systems (MS4s). Phase I of the program began in 1990, and the RWQCBs adopted National Pollutant Discharge Elimination System (NPDES) storm water permits that covered medium and large municipalities. Phase II of the program, which was targeted for small municipalities (serving less than 100,000 people), began on April 30, 2003 and was renewed on February 4, 2013. The Phase II Small MS4 General Permit became effective on July 1, 2013, and contains updated requirements for mandatory Low Impact Development (LID) measures that affect the cities and townships surrounding the project site (SWRCB, 2013). The 2014 BRSP will be required to follow the LID design standards promulgated in E.12.e of the updated MS4 permit (SWRCB, 2013).

## Senate Bill 5 (SB 5)

In 2007, the State of California passed a series of laws referred to as SB 5 directing the Department of Water Resources to prepare flood maps for the central valley flood system and the State Plan of Flood Control (SPFC), which includes a system of levees and flood control facilities located in the Central Valley. This legislation also set the 200-year event as the urban level of flood protection (ULOP) for the state.

SB 5 “requires all cities and counties within the Sacramento-San Joaquin Valley, as defined in California Government Code Sections 65007(h) and (j), to make findings related to an ULOP or the national Federal 1-2 August 2013 Urban Level of Flood Protection Criteria Emergency Management Agency (FEMA) standard of flood protection before: (1) entering into a development agreement for any property that is located within a flood hazard zone; (2) approving a discretionary permit or other discretionary entitlement, or a ministerial permit that would result in the construction of a new residence, for a project that is located within a flood hazard zone; or (3) approving a tentative map, or a parcel map for which a tentative map was not required, for any subdivision that is located within a flood hazard zone.”

## Dry Creek Watershed Flood Control Plan

In November 2011, Placer County provided an Update to the 1992 Dry Creek Watershed Flood Control Plan (Plan Update), which sought to: “update the hydrologic analysis of the watershed, provide recommendations for feasible means to reduce future flood damages, identify possible means to mitigate development impacts on flooding, and recommend an updated funding plan” (Placer County, 2011b). The Plan Update provided a new hydrologic modeling system to evaluate the Dry Creek watershed and to quantify impacts on a project scale, something that was not possible in the 1992 Plan.

## Placer County General Plan Update

The following goals, policies, or programs relevant to the 2014 BRSP hydrologic analysis were either modified or added in the 2014 General Plan:

- Policy 6.A.3. The County shall require development projects proposing to encroach into a stream zone or stream setback to do one or more of the following, in descending order of desirability:
- a. Avoid the disturbance of riparian vegetation;
  - b. Replace all functions of the existing riparian vegetation (on-site, in-kind);
  - c. Restore another section of stream (in-kind); and/or
  - d. Pay a mitigation fee for in-kind restoration elsewhere (e.g., mitigation banks).

- Policy 6.A.6 The County shall require development projects to comply with the municipal and construction stormwater permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Phase I and II programs and the State General Municipal and Construction permits. Municipal requirements affecting project design and construction practices are enacted

through the County's Stormwater Quality Ordinance. Separate construction permits may be required by and obtained through the State Water Resources Control Board.

- Policy 6.A.7. All new development and redevelopment projects shall be designed so as to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as minimize the amount of runoff through the incorporation of appropriate Best Management Practices.
- Policy 6.A.8 The County shall support implementation of Low Impact Development site design and Watershed Process Management requirements for new and redevelopment projects in accordance with the NPDES Phase I and II programs, and applicable NPDES permits.
- Program 6.5 The County shall prepare and implement a stormwater quality program pursuant to the requirements of the National Pollutant Discharge Elimination System and the State Water Resources Control Board phase I and II permits that defines design standards that reduce pollutants in discharges.

The design standards shall, at a minimum, address the following:

- a. Mitigate peak storm water runoff discharge rates to reduce the potential for downstream erosion.
- b. Conserve natural areas in order to minimize the amount off disturbance and maximize natural cover.
- c. Minimize the discharge of storm water pollutants associated with impervious surfaces directly connected to storm water conveyance systems.
- d. Minimize impervious surfaces
- e. Protect slopes and channels from erosion
- f. Public identification of the storm drain system to reduce or eliminate dumping of improper materials into the storm water conveyance system.
- g. Develop design standards for outdoor material storage and transportation storage areas.
- h. Develop mechanisms to insure monitoring and maintenance of BMP areas.

Responsibility: Department of Public Works  
Community Development Resource Agency (CDRA)  
Engineering and Surveying Division

Time Frame: FY 04-05 and beyond

Funding: General Fund  
Road Fund  
Impact Fees

## Placer County Code

Chapter 15 of the Placer County Code provides regulations for building and development within the County. The purpose and intent of Article 15.52 Flood Damage Prevention Regulations is to promote public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. The Placer County Flood Damage Prevention Ordinance (Section 15.52.160) states that if a portion of a lot is situated in a special flood hazard area (i.e., the one hundred (100) year floodplain) and another portion of the lot is outside of the one hundred (100) year floodplain, and there is a feasible building site on this latter portion, including grading and associated construction, then the structure, grading and associated construction shall be located outside of the special flood hazard area.

### 3.10.2 IMPACT DISCUSSION

#### **Question A – Violate Water Quality Standards or Waste Discharge Requirements (2004 EIR Impacts H-3, H-4, H-5, and H-6)**

The 2004 EIR Impacts H-3, H-4, H-5, and H-6 addressed the potential for impacts to water quality, and cited Mitigation Measures G-B, HW-F, H-A, and H-D through H-G as reducing all impacts to less-than-significant levels. The 2014 BRSP modifications reduce the total acreage of land that will be graded and developed, as discussed in **Section 2.0**. Therefore, the water quality impacts that may occur as a result of construction and operation of the 2014 BRSP modifications will be reduced from what was analyzed in the 2004 EIR.

In order to be consistent with new regulatory requirements that have been adopted since the 2004 EIR, revisions to Mitigation Measure H-A are provided below in **Section 3.10.3** that require the Applicant to receive coverage under the NPDES Phase II Small MS4 General Permit. This will reduce impacts to water quality as a result of operation of the 2014 BRSP modifications to less-than-significant levels and ensure that they do not violate water quality standards or waste discharge requirements. Mitigation Measure H-D was revised to add BMPs that will be included in the Stormwater Pollution Prevention Program (SWPPP). Mitigation Measure HW-F (Finalize and implement the Applicant's Golf Course Chemical Application Management Plan) is deleted because the 2014 BRSP no longer includes a golf course and the measure no longer applies to the project. With implementation of all revised mitigation measures below, impacts to water quality will be less than significant. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to water quality would occur as a result of the 2014 BRSP modifications. The conclusions of the 2004 EIR regarding impacts associated with water quality standards remain valid and no further analysis is necessary.

#### **Question B – Substantially Deplete Groundwater Supplies or Interfere with Recharge (2004 EIR Impact H-8)**

The 2004 EIR Impact H-8 addressed the potential for impacts to groundwater depletion and concluded that there are no significant impacts associated with groundwater depletion. The 2014 BRSP modifications will reduce impacts to groundwater use and groundwater recharge. As discussed in **Section 2.0**, the 2014 BRSP would reduce the development footprint by 287.8 acres, which will increase

the amount of potential groundwater recharge area on the project site. As shown in **Table 2-1**, the 2014 BRSP would result in a net decrease in the acreage of impervious surfaces that will be constructed, including land designated for residential and commercial development, and therefore would result in a reduced potential for impacts associated with groundwater recharge. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to groundwater use or recharge. Therefore, the conclusions of the 2004 EIR regarding impacts to groundwater recharge and groundwater depletion remain valid and no further analysis is required.

### **Question C – Substantially Alter the Existing Drainage Pattern in a Manner that would Result in Erosion or Siltation (2004 EIR Impacts H-3 and H-5)**

The 2004 EIR Impacts H-3 and H-5 addressed the potential for impacts associated with erosion and sedimentation. Mitigation Measure G-B requires the preparation and implementation of a grading and erosion control plan. In addition, Mitigation Measures H-A, H-D, H-E, H-F, and H-G ensure that project construction and operation have a less-than-significant impact to erosion and sedimentation. Because grading, trenching, and earth moving activities associated with the components of the 2014 BRSP modifications have the potential to result in erosion, siltation, and contamination of stormwater, this is considered a potentially significant impact. These activities could result in temporary changes to on-site drainage patterns, potentially resulting in increased erosion or siltation associated with construction. The 2014 BRSP modifications alter the layout of the land that will be developed, but result in a reduction in the total amount of land that will be graded and developed, as discussed in **Section 2.0**. Therefore, the erosion and sedimentation impacts that may occur as a result of construction and operation of the 2014 BRSP modifications will not increase from what was analyzed in the 2004 EIR.

As discussed in **Section 3.7** and required in Mitigation Measure G-B, the project applicant will prepare a grading and erosion control plan, consistent with the 2004 EIR, to ensure that erosion and sedimentation is minimized and retained on-site. Mitigation Measure H-A is revised to require the project receive coverage under the NPDES Phase II Small MS4 General Permit and Mitigation Measure H-D is revised to ensure that construction of the 2014 BRSP modifications are made to add BMPs to the SWPPP. With implementation of all revised mitigation measures below, impacts to water quality will be less than significant. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to water quality would occur as a result of the 2014 BRSP modifications. The conclusions of the 2004 EIR regarding impacts associated with erosion and siltation remain valid and no further analysis is necessary.

### **Question D – Substantially Alter the Existing Drainage Pattern in a Manner that would Result in Flooding (2004 EIR Impacts H-1 and H-2)**

The 2004 EIR Impacts H-1 and H-2 addressed potential impacts due to flooding and cited Mitigation Measures H-A, H-B, and H-C as reducing all impacts to less-than-significant levels. Similar to the 2004 BRSP, the 2014 BRSP modifications would result in an alteration of the drainage pattern of the site, which could cause downstream impacts due to flooding. The portions of the project site which are tributary to the Auburn Ravine, Doty Ravine, and Ingram Slough are part of the Cross Canal watershed. In the lower reaches of the Cross Canal watershed, flooding is known to occur when peak runoff events coincide with high water levels in the Sacramento River (Civil Engineering Solutions Inc., 2014).

An updated Project Drainage Study was conducted in April 2014 by Civil Engineering Solutions, Inc. to analyze the potential effects of development of the 2014 BRSP modifications. The BRSP Project Drainage Study, provided in **Attachment 11**, assessed the pre-development conditions of the project site to determine the existing level of runoff, and then analyzed the rate of stormwater runoff that would leave the project site after development following a 2-, 10-, 50-, 100-, 200-, and 500-year storm event (Civil Engineering Solutions, Inc., 2014). According to the updated drainage study, which analyzed post-project development including the proposed stormwater retention basins and constructed wetlands, all mitigation requirements of the Placer County Stormwater Management Manual are achieved downstream of the project area. This is accomplished via drainage basins sized to handle peak flows, in combination with embankments, and culvert restrictions. In the Auburn Ravine watershed, the main method of providing detention attenuation will be through the use of existing swales and embankment flood control detention facilities upstream of regulating culvert facilities in five key watershed locations. In the Clover Valley watershed, a single detention basin is proposed to attenuate 100-year peak flows, which will be regulated by a culvert (Civil Engineering Solutions, Inc., 2014). The detention basins, culvert locations, and pre- and post-project flow conditions are discussed further in **Attachment 11**. Mitigation Measure H-B is revised to state that detention structures shall be designed consistent with the BRSP Project Drainage Study (**Attachment 11**).

The BRSP Project Drainage Study (**Attachment 11**) found that the 2014 BRSP modifications will result in a lower volume of runoff leaving the project site than previously estimated, reducing the volumetric impact to the Auburn Ravine watershed from 108 acre-feet (AF) to 52 AF. Mitigation Measure H-C has been revised to ensure that 52 AF of storage is provided in the Auburn Ravine watershed, either through development of on-site basins or purchasing of storage volume off-site in the City of Lincoln's Lakeview Farms Mitigation project. This will ensure that all impacts due to flooding are reduced to less-than-significant levels. Mitigation Measure H-C requires a technical feasibility analysis to demonstrate feasibility of increasing the storage volume of the City of Lincoln's retention basin. The analysis was completed by the City of Lincoln (2006) for the Lakeview Farms Mitigation project. Mitigation Measure H-C is also revised to delete discussion of the technical analysis because it is complete. As described above, revisions to Mitigation Measure H-A are provided below in **Section 3.10.3** that require the project to receive coverage under the NPDES Phase II Small MS4 General Permit. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to flooding would occur as a result of the 2014 BRSP modifications. The conclusions of the 2004 EIR regarding impacts associated with flooding remain valid and no further analysis is necessary.

### **Question E – Create or Contribute Runoff that would Exceed Stormwater Systems (2004 EIR Impacts H-1 and H-2)**

The 2004 EIR Impacts H-1 and H-2 addresses the potential for impacts to stormwater drainage systems due to increased volume or rate of runoff leaving the project site, and cited Mitigation Measures H-A H-B, and H-C as reducing all impacts to less-than-significant levels. As discussed in **Section 2.0**, the 2014 BRSP modifications have altered the development footprint, and an updated Project Drainage Study was completed to reflect the revised footprint. This analysis found that the outflows at an existing Sierra College Boulevard culvert may increase by 7 cubic feet per second (cfs) in the 100-year storm event. In the Clover Valley watershed portion of the project site, minor water surface elevation increases in the 100-year storm event would be less than 0.04 feet. However, all mitigation requirements of the Placer

County Stormwater Management Manual are achieved downstream of the project area. Mitigation Measure H-A is revised to require NPDES General Permit for WDR coverage for the 2014 Project. Mitigation Measure H-B is revised to state that detention structures be designed consistent with the BRSP Project Drainage Study (**Attachment 11**), which will reduce all potential impacts to stormwater drainage systems to less-than-significant levels. Mitigation Measure H-C is revised to delete discussion of the technical analysis because it is complete. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to flooding would occur as a result of the 2014 BRSP modifications. The conclusions of the 2004 EIR regarding impacts associated with flooding remain valid and no further analysis is necessary.

### **Question F – Otherwise Substantially Degrade Water Quality (2004 EIR Impacts H-6 and H-7)**

The 2004 EIR Impacts H-6 and H-7 addressed the potential for impacts to water quality, and cited Mitigation Measures HW-F, H-A, and H-H through H-K as reducing all impacts to less-than-significant levels. As discussed in **Section 2.0**, the golf course is no longer proposed as part of the 2014 BRSP which will significantly reduce the amount of pesticides and fertilizers used on the project site, leading to a decrease in potential impacts to groundwater. The constructed lakes are no longer included in the 2014 Project. Therefore, Mitigation Measures HW-F (Finalize and implement the Applicant's Golf Course Chemical Application Management Plan) and H-H (Finalize and implement the Applicant's Lake Management Plan for constructed lakes and wetland areas) are deleted. The decrease in total acreage of land that will be graded and developed in the 2014 BRSP will result in slight improvements to water quality impacts, and the additional land kept in open space will result in fewer impacts than the 2004 BRSP. In addition, Mitigation Measure H-A is revised to require NPDES General Permit for WDR coverage for the 2014 Project. There are still potential impacts to water quality that would result from construction and operation of the project, similar to the 2004 BRSP. These impacts to water quality will be reduced to less-than-significant levels by implementation of the revised Mitigation Measure H-A, and Mitigation Measures H-I, H-J, and H-K. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to water quality would occur as a result of the 2014 BRSP modifications. The conclusions of the 2004 EIR regarding impacts associated with water quality remain valid and no further analysis is necessary.

### **Question G – Place Housing within a 100-Year Flood Hazard Area**

The 2001 EIR addressed and dismissed the potential for impacts associated with placing housing inside of a 100-year flood plain, as the entire BRSP site is located as an area designated by FEMA as outside of the 500 year flood plain. There are no new circumstances resulting in new impacts or new information requiring new analysis related to flood hazards. Therefore, the conclusions of the 2004 EIR regarding impacts associated with 100-year flood hazards remain valid and no further analysis is required.

### **Question H – Place Structures within a 100-Year Flood Hazard Area**

The 2001 EIR addressed and dismissed the potential for impacts associated with placing structures inside a 100-year flood plain, as the entire BRSP site is located as an area designated by FEMA as outside of the 500 year flood plain.

New regulatory requirements, specifically SB 5, have been adopted since the 2004 EIR that require additional analysis to determine if the 2014 BRSP modifications require ULOP. Based on the two criteria set forth in SB 5, ULOP is not applicable to Bickford Ranch (**Attachment 11**). Therefore, the conclusions of the 2004 EIR regarding impacts associated with 100-year floodplain hazards remain valid and no further analysis is required.

### **Question I – Expose People or Structures to Risk involving Flooding due to Levee or Dam Failure (2004 EIR Impacts H-1 and H-2)**

As discussed in **Question D** above, the 2004 EIR Impacts H-1 and H-2 addressed the potential impacts due to flooding. Similar to the 2004 BRSP, the 2014 BRSP modifications would result in an alteration of the drainage pattern of the site, which could cause downstream impacts due to flooding. Mitigation Measure H-C has been revised to be consistent with the revised Project Drainage Study, and will ensure that sufficient storage is provided in the Auburn Ravine watershed to offset any project impacts. Additionally, Mitigation Measure H-B requires various detention facilities be constructed to reduce the peak runoff from the project site and minimize the risk of flooding downstream. As discussed in the Project Drainage Study, none of the facilities will be of jurisdictional size or capacity to require regulation by the Division of Safety of Dams (DSOD), which requires special design standards and considerations for reservoirs with a certain dam height or storage volume (**Attachment 11**). However, temporary detention of water during peak flood conditions using embankments creates a flooding hazard, which is a significant impact. Therefore, the design standards for the 2014 BRSP detention facilities provided in **Attachment 11** are also required in Mitigation Measure H-B. With mitigation, the risk of flooding due to dam or levee failure is reduced to a less-than-significant level. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to flooding hazards would occur as a result of the 2014 BRSP modifications. The conclusions of the 2004 EIR regarding impacts associated with flooding hazards remain valid and no further analysis is necessary.

### **Question J – Inundation by Seiche, Tsunami, or Mudflow**

Although the risk of inundation by seiche, tsunami, or mudflow was not discussed in the 2004 EIR, these pose a less-than-significant risk to the project site. A seiche is a wave, similar to a tsunami, which occurs in a standing body of water. There are no lakes or waterbodies nearby of sufficient size to generate a seiche and the project site is not located in a seismically active region that could produce a seiche. Given that the project site is over 125 miles east of the Pacific Ocean, there is no risk of tsunamis affecting the project site. A historic mudflow does exist on the project site, as discussed in Section 10.1.2 of the 2001 EIR. This volcanic mudflow was deposited during the Pliocene Epoch (5 to 10 million years ago), and is not a relic of current hydrologic conditions on the project site. These do not pose a risk to the 2014 BRSP modifications, and no further analysis is required.

### **Cumulative**

There have been no significant changes to background conditions or the hydrologic environmental setting that would lead to more severe impacts, and mitigation will reduce all impacts to less-than-significant levels. Additionally, the 2014 BRSP changes will reduce impacts slightly, and all other development will be governed by County policies and federal and State regulations that are protective of water quality,

including NPDES permit requirements. Therefore, as no new or more severe cumulative impacts to water resources would occur, the conclusions of the 2004 EIR remain valid.

### 3.10.3 MITIGATION MEASURES

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with hydrology and water quality. As described above in **Section 3.10.2**, some of these measures would continue to remain applicable, some require revisions, and one is no longer relevant and thus is recommended for deletion. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure H-A:</b> Prepare and implement a post-development stormwater management program.	Revise	Revise to receive coverage under the NPDES Phase II Small MS4 General Permit and include site design measures to reduce runoff.
<b>Mitigation Measure H-B:</b> Provide runoff rate control.	Revise	Revise to require detention structures to be designed consistent with updated Project Drainage Study and to remove reference to excavated lakes and ponds because they are no longer proposed in the 2014 BRSP.
<b>Mitigation Measure H-C:</b> Provide or purchase retention storage.	Revise	Revise to reflect approach to constructing or purchasing retention storage on-site or off-site and revise to delete description of technical analysis which was completed in 2006.
<b>Mitigation Measure H-D:</b> Prepare and implement a Storm Water Pollution Prevention Plan for construction activities.	Revise	Revise to add additional BMPs to be included in SWPPP.
<b>Mitigation Measure H-E:</b> Monitor erosion and sediment control measures during construction.	No Change	N/A
<b>Mitigation Measure H-F:</b> Monitor site erosion and sediment control measures for two years after implementation of final erosion control measures.	No Change	N/A
<b>Mitigation Measure H-G:</b> Design runoff detention basins to promote solids settling and provide capacity for accumulated sediment.	No Change	N/A

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure H-H:</b> Finalize and implement the Applicant's Lake Management Plan for constructed lake and wetlands areas.	Delete	No longer relevant because the 2014 BRSP no longer includes the golf course and constructed lakes.
<b>Mitigation Measure H-I:</b> Design and construct improvements to protect water quality in canals in accordance with PCWA standards and County requirements for a 100-foot setback from structures.	No Change	N/A
<b>Mitigation Measure H-J:</b> Implement Placer County policies and ordinances related to permitting, design, construction, and maintenance of septic systems.	No Change	N/A
<b>Mitigation Measure H-K:</b> Notify Placer County Department of Environmental Health and affected property owners if off-site sewer pipeline breaks.	Revise	Revise to correct name of Department of Environmental Health Services.

**Proposed Modifications to MMRP**

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font.

- **Mitigation Measure H-A:** Prepare and implement a post-~~construction~~development stormwater management program.

Mitigation Measure H-A applies to Impacts H-1, H-5, H-6, B-17, B-18, and B-19.

The Applicant shall ~~obtain coverage under~~ meet the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II General Permit for Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s). The Applicant shall prepare and implement a post-~~development~~construction storm water management program ~~compatible in accordance with the requirements of the Phase II MS4 Permit~~, by implementing the West Placer Storm Water Quality Design Manual during project design, including the implementation of LID measures.

The Applicant shall implement one or more of the following site design measures to reduce project site runoff (Order No. 2013-0001-DWQ (CAS000004), Section E.12.b.ii):

- Stream Setbacks and Buffers - a vegetated area including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake reservoir, or coastal estuarine area;
- Soil Quality Improvement and Maintenance - improvement and maintenance soil through soil amendments and creation of microbial community;

- Tree Planting and Preservation - planting and preservation of healthy, established trees that include both evergreens and deciduous, as applicable;
- Rooftop and Impervious Area Disconnection - rerouting of rooftop drainage pipes to drain rainwater to rain barrels, cisterns, or permeable areas instead of the storm sewer;
- Vegetated Swales - a vegetated, open-channel management practice designed specifically to treat and attenuate storm water runoff.

The Applicant ~~proposes to~~ will develop a Stormwater Quality Management Program in accordance with the West Placer Storm Water Quality Design Manual and under the guidelines set up by the Placer County Flood Control and Water Conservation District's Stormwater Management Manual. The components of the program include reducing storm water runoff from impervious surfaces using source control, site design, and LID measures, protection from flooding, baseline hydromodification management, protection and enhancement of the stream environment, prevention of erosion and adverse water quality, and incorporation of regional stormwater management goals. ~~creation of multiple resource use, and assurance of the growth of the project to minimize its adverse impacts.~~

The purpose of this mitigation measure is to provide a plan for ensuring that the project is designed to reduce impacts to surface water both during and after construction, incorporate site design and LID features, and manage increased flows from impervious surfaces accordingly. Where necessary, structural BMPs constructed as part of the proposed project ~~are~~ will be maintained ~~appropriately~~ properly such that they continue to perform their intended function as long as the project site is occupied. ~~Placer County does not have an NPDES permit covering storm water discharges in the county; however, the Placer County General Plan sets forth several policies which function to bring the County into compliance with the substantive requirements of the NPDES program.~~ The Storm Water Management Plan will address site-specific drainage characteristics, site assessment, site design measures, source control, LID design, storm water conveyance systems, discharge points, potential sources of runoff water quality impacts, specific structural BMPs that have been constructed as part of the project after runoff from impervious surfaces has been effectively reduced, recommended operational BMPs, a maintenance program for structural BMPs, a monitoring program designed to evaluate the need for BMP modifications or additional BMPs, and identification of specific parties responsible for implementing each part of the plan.

- **Mitigation Measure H-B:** Provide runoff rate control.

Mitigation Measure H-B applies to Impact H-1.

The Applicant proposes runoff rate control for detaining peak stormwater flows. The proposed project includes detention structures (ravine detention ponds and outfall swale treatment features; ~~excavated detention ponds and lakes~~) to reduce the flow rate during peak storm events to less than the existing flow. This is based on the Placer County Stormwater Management Manual requirements. The structures will be constructed with low flow outlets and high flow spillways in order to catch and detain the peak of the storm and regulate the rate of discharge to the receiving body of water. The structures will be designed to meet the County requirements, consistent with

the Project Drainage Study. Figure 3-21 shows the location of the detention structures for the proposed project.

- **Mitigation Measure H-C:** Provide or purchase retention storage.

Mitigation Measure H-C applies to Impact H-2.

The Applicant will construct or cause to be constructed ~~408~~ 52 acre-feet of retention storage within the Auburn Ravine watershed portion of the project site, or will purchase storage volume from the City of Lincoln in its Lakeview Farms Mitigation project. The retention storage will be provided either entirely off-site or through a combination of on-site and off-site storage. ~~The Applicant is formally communicating with the City of Lincoln to increase the volume of the City's Master Drainage Plan retention basin to accommodate the increase in runoff volume emanating from the proposed project site. However, additional technical analysis would be required to demonstrate the feasibility of increasing the storage volume of the City's retention basin such that it would accommodate the proposed project runoff volume. In addition, the current schedule for design and construction of the basin extends over a period of several years. Therefore, until off-site retention storage is constructed and available for mitigation of increased runoff volumes emanating from the proposed project site, the Applicant shall, prior to commencement of construction of any phase of the project that discharges runoff into Auburn Ravine, provide technical analysis demonstrating that on-site retention storage is being provided in compliance with the requirements of Sutter and Placer counties.~~

- **Mitigation Measure H-D:** Prepare and implement a Storm Water Pollution Prevention Plan for construction activities.

Mitigation Measure H-D applies to Impacts H-3, H-4, B-8, B-9, B-10, and B-13.

The Applicant ~~proposes to~~ shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). Construction activities involving the disturbance of ~~five~~ one or more acres are required to apply for coverage under the SWRCB's NPDES General Permit for Storm Water Discharges Associated with Construction Activities. To obtain coverage under the permit, the Applicant must submit a Notice of Intent with the required permit fee and prepare a SWPPP. The contents of the SWPPP are set forth in detail in the permit application package and include development of site-specific structural and operational BMPs to prevent and control impacts to runoff quality, measures to be implemented before each storm event, inspection and maintenance of BMPs, and monitoring of runoff quality by visual and/or analytical means. The RWQCB will issue Waste Discharge Requirements (WDRs) which set forth conditions, discharge limitations, and monitoring and inspection requirements. Development and implementation of the SWPPP is the responsibility of the Applicant and its assignees.

- A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan would also require the proper storage, handling, use, and disposal of petroleum products.

- Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
  - Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion.
  - Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
  - Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events.
  - Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
  - Disturbed areas shall be revegetated after completion of construction activities.
  - Provide sanitary facilities for construction workers.
- **Mitigation Measure H-E:** Monitor erosion and sediment control measures during construction. (NO CHANGE)
  - **Mitigation Measure H-F:** Monitor site erosion and sediment control measures for two years after implementation of final erosion control measures. (NO CHANGE)
  - **Mitigation Measure H-G:** Design runoff detention basins to promote solids settling and provide capacity for accumulated sediment. (NO CHANGE)
  - **Mitigation Measure H-H:** ~~Finalize and implement the Applicant's Lake Management Plan for constructed lakes and wetlands areas.~~

~~Mitigation Measure H-H applies to Impacts H-6, H-7, B-18, and B-19.~~

~~The Applicant proposes to construct several man-made lakes in the Meadows area of the proposed project. These lakes are planned to function as natural ecosystems with vegetation appropriate to lake and/or wetlands habitat and will receive stormwater runoff from a portion of the project site. The lake systems will likely be attractive to wild waterfowl, and residents might potentially introduce fish and/or birds. Based on the results of the preliminary geotechnical investigation, the local groundwater table in this area is relatively shallow, and groundwater may therefore be encountered during construction of the lakes. If the system is designed properly,~~

including consideration of lake depth, surface area, types of vegetation, and vegetation densities, the system would tend to provide for natural degradation of organic waste products which would otherwise tend to infiltrate and impact groundwater quality. Additionally, such a design will also promote biological treatment of organic pollutants introduced into runoff in catchment areas draining into the lake system, thereby allowing the lakes to function as a storm water structural BMP. A draft Lake Management Plan has been developed in concert with appropriately trained specialists in the field of aquatic ecosystems, and includes specific plans for vegetation types and densities that will support and promote long term health of the system while minimizing the need for maintenance. The plan also addresses maintenance requirements, present a monitoring program to ensure that the system continues to function as designed following project buildout, and identify parties responsible for maintaining the system. Because the lakes are part of the natural open space areas dedicated to the County, the County will be responsible for the long-term operation and maintenance of the lakes.

The Final Lake Management Plan shall include (but not be limited to) the following items:

1. ~~Section 1 — Project Description of Lakes: Characterize water quality from Caperton Canal; identify expected volume of make-up water; monitor total dissolved solids in make-up water to ensure that it will not adversely affect existing water quality coming from Caperton Canal.~~
2. ~~Section 2 — Lake Construction: Calculate the estimated seepage rate for the method chosen for sealing lake bottoms, and choose a method (among the alternatives presented in the draft plan) that does not allow high seepage rates. Provide a complete description of lake maintenance infrastructure that will achieve the objectives of the plan.~~
3. ~~Section 3 — Lake Management: Identify the parties responsible for maintaining the lake management systems. In Section 3.1, describe the nutrient input control and turnover rates necessary to ensure proper maintenance. Finalize the description of the revegetation plan (include additional mid- and low-level species to ensure sufficient habitat during the natural revegetation period; specify recommended flora densities). In Section 3.6, identify soil erosion techniques and implementation procedures to control soil erosion. In Section 3.8, identify management techniques to control aquatic invertebrates and fish species that might become established in the lakes.~~
4. ~~Section 4 — Recreation: Identify provisions for non-destructive access to the lakes for nonmotorized boats.~~
5. ~~Section 5 — Lake Monitoring: Monitor Lakes Six and Seven for total petroleum as oil, total petroleum as gasoline, and semivolatile organic compounds to ensure that contamination from the road intersecting the two lakes and the associated traffic does not adversely affect water quality, using RWQCB standards. For the first year, collect and analyze one sample per quarter. If no contamination is detected, monitoring activity could be decreased to an annual or semiannual schedule.~~

~~For all lakes, include monitoring for pesticides and herbicides used on the golf course, using RWQCB standards, monthly for the first two years and quarterly for the subsequent three years unless contamination is present at levels indicating that continued monitoring is appropriate.~~

~~For Lakes One, Two, and Three, monitor for contamination that might result from activities on this property, such as leakage from the septic tank and sediment accumulations due to erosion.~~

- ~~6. Section 6 – Water Quality Corrective Actions: Develop a corrective action threshold above 5 mg/L for dissolved oxygen in order to ensure that the health of lake biota is not jeopardized by a sudden decrease in dissolved oxygen levels. Identify corrective action for contamination resulting from runoff from the road, from chemical usage, and from activities on the NAPOTS property affecting lake water (if any).~~
- ~~7. Section 7 – Corrective Action Management Alternatives to Common Problems: Delete full draw down or the use of dyes as two alternative methods for managing nuisance aquatic vegetation. Revise Section 7.2 regarding muddy water to identify the cause(s) of the turbidity and implement a management strategy to ensure its reduction, rather than treating the effects. Identify appropriate fishing seasons for each species of game fish identified in Section 7.3.~~

~~Implementation of a Lake Management Plan approved by the County would adequately address impacts associated with the constructed lakes and wetland areas.~~

- **Mitigation Measure H-I:** Design and construct improvements to protect water quality in canals in accordance with PCWA standards and County requirements for a 100-foot setback from structures (NO CHANGE)
- **Mitigation Measure H-J:** Implement Placer County policies and ordinances related to permitting, design, construction, and maintenance of septic systems. (NO CHANGE)
- **Mitigation Measure H-K:** Notify Placer County Department of Environmental Health Services and affected property owners if off-site sewer pipeline breaks.

Mitigation Measure H-K applies to Impact H-7.

For any existing wells within 50 feet of the proposed sewer alignment (or in cases where the DWR's standards for underlying soil type are not satisfied), the Applicant will provide for annual sampling and quantitative testing to determine levels of fecal coliform and nitrates present in those wells. Provision will be made for notifying the property owner of the results by the Placer County Department of Environmental Health ServicesDepartment. Each potentially affected well will be tested prior to construction of the sewer to establish baseline conditions. Upon conveyance of the sewer to the JPA or other local agency, the responsibility for annual monitoring will revert to that agency.

### 3.10.4 CONCLUSION

The mitigation measures discussed above have been recommended for the 2014 BRSP modifications. With incorporation of these mitigation measures, all impacts would be reduced to less-than-significant levels. No new circumstances involve new or substantially more severe significant impacts. Therefore,

the conclusions of the 2004 EIR remain valid and the modifications in the 2014 BRSP would not result in any new significant impacts related to hydrology and water quality.

### 3.11 LAND USE AND PLANNING

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Physically divide an established community?	2001 EIR N/A  2004 Final Addendum N/A	No	No	N/A
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Impacts L-2, L-3, and L-6  2001 EIR p. 4-7 – 4-9 and 4-19  2004 Final Addendum p. 22-24	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2001 EIR N/A  2004 Final Addendum N/A	No	No	Yes

#### 3.11.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

Existing land uses on the project site and surrounding properties were described in Section 4.1.1 of the 2001 EIR. In early 2005, following the approval of the 2004 BRSP, site development activities commenced, including mass grading, a portion of tree removals, and wetland species mitigation. None of the site work was completed. In 2012, LV Bickford Ranch, LLC acquired the property and proposed development of the 2014 BRSP. No significant changes to land uses on surrounding properties have occurred since the 2001 EIR was written.

A summary of changes to the regulatory environmental since the 2004 EIR is provided below.

## **Placer County General Plan**

The Placer County General Plan was updated on May 21, 2013 (2013 General Plan). The update generally consisted of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new State and federal laws and associated requirements. The BRSP area continues to be designated Rural Residential, 1 to 10 acre minimum and surrounding properties continue to be designated Rural Residential, 1- to 10- acre minimum and Agriculture/Timberland 10-acre minimum.

The following goals and policies relevant to the 2014 BRSP land use analysis were either modified or deleted in the 2013 General Plan:

- |              |  |
|--------------|--|
| Policy 1.B.7 | The County shall require residential subdivisions to be designed to provide well connected internal and external street and pedestrian systems with clear, unobstructed pedestrian paths of travel. (Modified; Previously numbered as 1.B.8) |
| Goal 1 C     | Deleted. The Boulder Ridge area was designated as a mixed use specific plan area. The BRSP was approved for this site completing this goal.  |
| Policy 1.G.3 | Deleted. The County no longer requires the development of new recreational facilities as new residential development occurs. In-lieu fees are now common.  |

In addition to the deletion of Goal 1.C, the 2013 General Plan no longer includes Appendix C Development Standards – Bickford Ranch Specific Plan Area. The adopted 2004 BRSP provides a bridge between the goals and policies in the General plan and the specific development and incorporates detailed land use development standards and design criteria for the BRSP area.

## **Placer County Zoning Ordinance**

As set forth in Appendix E of the PCZO, the Specific Plan, Design Guidelines, and Development Standards for Bickford Ranch, adopted December, 2001, as amended, have been incorporated into the PCZO by reference as fully as if set forth therein.

## **City of Lincoln**

The City of Lincoln has an existing sphere of influence (SOI) that extends along the south side of SR 193 up to Sierra College Boulevard and the project site. The City of Lincoln has updated its General Plan in 2008, and proposes to retract the SOI boundary adjacent to the project site from the Sierra College Boulevard to the west along Stardust Lane on both the north and south sides of SR 193 (City of Lincoln, 2008). In 2013, the City of Lincoln approved the 1,832-acre Village 1 Specific Plan. The Village 1 Specific Plan is predominantly-residential community planned west of Sierra College Boulevard and west of the BRSP.

## City of Rocklin

The City of Rocklin is located approximately four miles south of the project site. The *October 2012 Land Use Element, City of Rocklin General Plan* states that the City does not intend to expand its existing SOI as it is constrained by the City limits of nearby cities Lincoln, Loomis and Roseville (City of Rocklin, 2014).

### 3.11.2 IMPACT DISCUSSION

#### Question A – Physically Divide an Established Community

This question is not specifically addressed in the 2004 EIR. However, as described in Section 4.1.1 of the 2001 EIR, the BRSP area is currently undeveloped and located in a combined rural residential-agricultural region of southwest Placer County; therefore, there are no communities to be divided by development of the BRSP. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to community division.

#### Question B – Conflict with Any Applicable Land Use Plan, Policy, or Regulation? (2004 EIR Impacts L-2, L-3, and L-6)

##### *Compatibility with Existing and Planned Land Uses*

Impacts L-2 and L-3 of the 2004 EIR discuss compatibility of BRSP with surrounding land uses. The 2004 EIR found that potential impacts associated with incompatibility of surrounding land uses would be less than significant. Implementation of Mitigation Measure L-A (Design project elements to buffer the project from adjacent uses) would ensure that development within the BRSP area would be compatible with surrounding land uses. The 2014 BRSP modifications reduce the overall development footprint by 287.8 acres, reduce residential land by 63.6 acres, and increase open space preserves by 109.7 acres and increase open space transition areas by 163.5 acres. These shifts in acreage would further reduce this less-than-significant impact in areas where the development footprint is reduced (see **Figure 2-4**). As shown in **Figure 2-4**, two areas of the development footprint (RR-03 and RR-04) have expanded north, decreasing the buffers from the residential land uses adjacent to the northeastern ridges. Although these areas proposed for rural residential uses were not included for development within the 2004 BRSP, they were included in the scope of development analyzed within the 2001 EIR. Similar to the other Rural Residential parcels located around the perimeter of the BRSP area, the development of RR-03 and RR-04 would result in a less-than-significant impact to surrounding land uses. Additionally, implementation of Mitigation L-A within the adopted 2004 MMRP would further reduce any potential impacts from the 2014 BRSP. The conclusions of the 2004 EIR regarding consistency with surrounding land uses remain valid.

##### *Consistency with General Plan and Zoning Ordinance*

Section 4.3.4 of the 2001 EIR addressed the consistency of the then-proposed specific plan with applicable general plan standards related to land use and found that it would only be inconsistent with General Plan Policy 1.B.9 (now referred to as 1.B.8 in the 2013 General Plan). Impact L-6 of the 2004 EIR addressed consistency with General Plan Policy 1.B.8 and determined found that, with the implementation of Mitigation Measure L-C (Limit construction of gates), the BRSP would be consistent with Policy 1.B.8 and this impact would be less-than-significant. The 2004 BRSP included 21 proposed gated entries to residential neighborhoods. In the 2014 BRSP, gated entries are permitted for residential neighborhoods. Gated entries will include unlocked pedestrian entrances to ensure that gates do not limit

pedestrian connectivity. Consistent with Mitigation Measure L-C, the locations and design of proposed gated entries will be identified on small lot tentative maps. With the implementation of Mitigation Measure L-C, the 2014 BRSP would continue to be consistent with Policy 1B.8; therefore, no new significant impacts or substantially more severe impacts are expected.

Goals and policies relevant to the 2014 BRSP land use analysis that were either modified or deleted in the 2013 General Plan are listed in **Section 3.11.1**, above. There are no new circumstances that would result in new significant impacts. Buildout under the 2014 BRSP would result in the same number of residential units and similar population as would the adopted 2004 BRSP. Modifications to the land use plan under the 2014 BRSP would not result in new or more significant impacts. Applicable General Plan goals and policies are described throughout this document in the individual discussion of issue areas.

As described above, the Specific Plan, Design Guidelines, and Development Standards for Bickford Ranch, adopted in 2004 are incorporated into the PCZO. If adopted by the County, the 2014 BRSP Specific Plan/Design Guidelines/Development Standards included as **Attachment 1** will dictate land uses and development densities within the BRSP area. In addition, the 2014 Project includes a rezone from Farm (F-B-X-DR 10 and 20 acre min and F-B-X 10 and 20 acre min) to SPL-BRSP. The SPL-BRSP designates the entire site as the Bickford Ranch Specific Plan and the zoning is as described in the 2014 BRSP Specific Plan/Development Standards/Design Guidelines (**Attachment 1**).

### **Question C - Conflict with any applicable habitat conservation plan or natural community conservation plan?**

Refer to **Question F** in **Section 3.5.2** for the discussion of whether the 2014 BRSP would conflict with any applicable habitat conservation plan or natural community conservation plan.

### **Cumulative**

The 2004 EIR concluded that impacts of the 2004 BRSP in combination with impacts of past, present, and reasonably foreseeable projects would result in a significant and unavoidable impact on land use, specifically through continuing the trend of conversion of open space in Placer County. As discussed above, the 2014 BRSP modifications would reduce the development footprint by 287.8 acres, slightly decreasing the contribution of the project to this cumulative impact. Therefore, cumulative land use impacts associated with the 2014 BRSP would be less severe than those described in the 2004 BRSP, though still cumulatively significant. Therefore, the conclusions regarding cumulative land use impacts contained in the 2004 EIR remain valid.

### **3.11.3 MITIGATION MEASURES**

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with land use and would continue to remain applicable. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions	Explanation of Revisions
<b>Mitigation Measure L-A:</b> Design project elements to buffer the project from adjacent uses.	No Change	N/A
<b>Mitigation Measure L-B:</b> Deleted	No Change	Mitigation Measure L-B was deleted in the 2000 FEIR.
<b>Mitigation Measure L-C:</b> Limit construction of gates.	No Change	N/A

### Proposed Modifications to MMRP

No revisions are proposed to the Mitigation Measures.

- **Mitigation Measure L-A:** Design project elements to buffer the project from adjacent uses (NO CHANGE)
- **Mitigation Measure L-B:** Deleted in the 2000 FEIR (NO CHANGE)
- **Mitigation Measure L-C:** Limit construction of gates (NO CHANGE)

### 3.11.4 CONCLUSION

No new circumstances have occurred nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts would occur. No new or substantially more severe significant impacts related to land use would occur as a result of the 2014 BRSP modifications. Therefore, the conclusions of the 2004 EIR remain valid and the approval of the 2014 BRSP would not result in any new significant impacts related to land use planning.

### 3.12 MINERAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	Impact G-3  2001 EIR p.10-13  2004 Final Addendum p. 54	No	No	N/A
b) Result in 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?	Impact G-3  2001 EIR p.10-13  2004 Final Addendum p.54	No	No	N/A

#### 3.12.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The mineral resources environmental setting is discussed in the Soils, Geology, and Seismicity Chapter, Section 10.1.3 of the 2001 EIR. No changes to background conditions or the regulatory setting have occurred since the 2001 EIR was certified. The Placer County General Plan update does not contain any changes pertaining to mineral resources.

#### 3.12.2 IMPACT DISCUSSION

##### Questions A and B – Result in the Loss of Availability of Mineral Resources (2004 EIR Impact G-3)

The 2004 EIR Impact G-3 addressed the potential for impacts associated with the potential that possible mineral resources on the project site will be rendered inaccessible. Portions of the project site lie within a

zone classified by the California Division of Mines and Geology as MRZ-3a(P), which encompasses Tertiary gravel deposits that have been previously mined or prospected for placer gold, but whose economic significance cannot be evaluated based on the available information. The 2004 EIR concluded that potentially gold-bearing rocks on the project site have been reasonably explored and that the potential that possible mineral resources on the proposed project site will be rendered inaccessible is less than significant. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to mineral resources. Therefore, conclusions regarding impacts associated with mineral resources contained in the 2004 EIR remain valid and no further analysis is required.

### **Cumulative**

The 2004 EIR did not specifically address cumulative impacts to mineral resources; however, the 2004 EIR's conclusion that potentially gold-bearing rocks have been adequately explored is still valid, as there has been no significant change in environmental setting. Other projects in the area would be required to follow all applicable County, State, and federal regulation, minimizing cumulative impacts to mineral resources. Therefore, as no new or more severe cumulative impacts to mineral resources would occur as a result of the 2014 BRSP, the conclusions of the 2004 EIR remain valid.

### **3.12.3 MITIGATION MEASURES**

None required.

### **3.12.4 CONCLUSION**

No new circumstances involve new or substantially more severe significant impacts and no substantially important new information has been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and the modifications in the 2014 BRSP would not result in any new significant impacts related to mineral resources.

### 3.13 NOISE

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Impacts N-1, N-2, N-3, and N-4  2001 EIR, p. 9-6 – 9-11  2004 Final Addendum p. 53 – 54	No	No	Yes
b) Exposure of persons to or generation of excessive groundborne vibration noise levels?	2001 EIR N/A  2004 Final Addendum N/A	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Impacts N-1, N-2, N-3, and N-4  2001 EIR, p. 9-6 – 9-11  2004 Final Addendum p. 53 – 54	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Impacts N-1, N-2, N-3, and N-4  2001 EIR, p. 9-6 – 9-11  2004 Final Addendum p. 53 – 54	No	No	Yes
e) 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?	2001 EIR N/A  2004 Final Addendum N/A	No	No	N/A
f) 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?	2001 EIR N/A  2004 Final Addendum N/A	No	No	N/A

### 3.13.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The noise environmental setting is discussed in Chapter 9.0, Noise, of the 2001 EIR and in the *Environmental Noise Analysis – Bickford Ranch* dated June 16, 1998 (1998 Noise Analysis; Brown-Buntin Associates, Inc.) included as Appendix E of the 2001 EIR. The evaluation of potential new impacts resulting from the implementation of the 2014 BRSP modifications is based, in part, on *Environmental*

*Noise Assessment – Bickford Ranch SP* dated December 19, 2014 (2014 Noise Assessment; J.C. Brennan & Associates, Inc, 2014) included as **Attachment 13**.

A summary of changes to the environmental setting and regulatory setting since the 2004 EIR is provided below.

## **Existing Noise Levels**

The regional environmental setting has not changed significantly. As discussed in Section 9.1.2 of the 2001 EIR, major sources of noise in the Lincoln/Loomis area are primarily transportation related. This includes vehicular traffic on SR 193 and Sierra College Boulevard, and rail traffic on the Union Pacific railroad (UPRR) line that passes through the southern portion of the project site. To quantify current ambient noise levels in the vicinity of the project site, short-term noise level measurements were conducted at three locations on the project site, and continuous 24-hour noise level measurements at three other locations. Figure 2 in **Attachment 13** depicts the locations the noise measurement were taken. As shown therein, 2014 Continuous Noise Measurement Site 1 (LT-1) and 2014 Short Term Noise Measurement Site 1 (ST-1) are located near where the two noise measurements were conducted in support of the 2001 EIR (shown in Figure 1 of Appendix E, Environmental Noise Analysis of the 2001 EIR). **Table 3.13-1** shows a summary of the 2014 noise measurement results. **Attachment 13** provides the complete results of the 2014 24-hr hour noise measurements. As described in Table 9-2 of the 2001 EIR, the measured sound levels at the two noise monitoring locations were 67 A-weight decibels (dBA) and 64 dBA, respectively; therefore, current noise levels in the BRSP area are similar to those at the time of the 2001 EIR of 67 dBA and 63 dBA, respectively.

## **Existing Railroad Noise Levels**

Railroad activity in the project vicinity occurs on the UPRR line which parallels portions of the southern boundary of the project site. Current operations on the line consist of an average of 10 trains per day, which is similar to what was occurring at the time of the 2001 EIR (between 7 and 10 trains per day). In order to quantify noise exposure from existing train operations, a continuous (24-hour) noise level measurement survey was conducted adjacent the railroad line at 2014 Continuous Noise Measurement Site 2 (LT-2) (see Figure 2 of **Attachment 13**). The purpose of the noise level measurements was to determine the typical Sound Exposure Level (SEL) for railroad line operations, while accounting for the effects of travel speed, warning horns, and other factors which may affect noise generation. The results of the 2014 noise level measurements indicated that current train operations produce a SEL of 93 dB at 240 feet from the track centerline. Based upon the noise level data, number of operations, and methods of calculation, the  $L_{dn}$  value for railroad line operations were calculated. Adjacent to the site, railroad warning/grade crossing horns are not utilized. **Table 3.13-2** provides a comparison of the estimated distances to the railroad noise contours provided in the 2014 Noise Analysis and 2001 EIR. As shown therein, the existing noise contours are estimated to be closer to the track centerline than what was anticipated in the 2004 EIR, reducing the potential for noise conflicts with proposed land uses.

**TABLE 3.13-1**  
2014 EXISTING AMBIENT NOISE MEASUREMENT RESULTS

Site	Location	Date - Time	Average Measured Hourly Noise Levels, Low-High (Average), dBA						
			L <sub>dn</sub>	Daytime (7:00 am - 10:00 pm)			Nighttime (10:00 pm - 7:00 am)		
				L <sub>eq</sub>	L <sub>50</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>50</sub>	L <sub>max</sub>
<b>Continuous 24-hour Noise Measurement Site</b>									
LT-1	West side of site. 90 feet to centerline of Sierra College Blvd.	Friday 5/9/2014- (24 hour)	65	58-64 (62)	48-61 (57)	72-84 (78)	47-62 (57)	34-56 (41)	69-85 (75)
		Saturday 5/10/2014- (24 hour)	64	59-63 (62)	50-61 (57)	72-87 (77)	49-60 (56)	33-50 (41)	71-80 (74)
LT-2	LDR 22, 240 feet to centerline of UPRR	Friday 5/9/2014- (24 hour)	54	37-61 (54)	31-37 (34)	54-83 (70)	30-54 (45)	29-35 (33)	41-80 (53)
		Saturday 5/10/2014- (24 hour)	60	34-60 (54)	30-46 (36)	53-81 (69)	30-59 (54)	28-36 (31)	41-80 (62)
LT-3	East side of site, near LDR 26	Friday 5/9/2014- (24 hour)	49	41-50 (47)	35-40 (37)	59-76 (71)	31-45 (41)	30-38 (35)	46-68 (57)
		Saturday 5/10/2014- (24 hour)	53	42-57 (50)	34-52 (40)	64-78 (72)	33-50 (45)	31-39 (35)	44-76 (63)
<b>Short-term Noise Measurement Sites</b>							<b>Notes:</b>		
ST-1	NW corner of site at REC-01 Property	May 8, 2014 2:36 pm	NA	50	49	57	Sierra College Boulevard traffic is primary noise source, SR 193 distant, but audible.		
ST-2	At RR-02 Property	May 8, 2014 3:20 pm	NA	68	67	79	Sierra College Boulevard traffic is primary noise source.		
ST-3	At LDR-04 Property	May 8, 2014 3:56 pm	NA	52	51	59	Sierra College Boulevard traffic is primary noise source.		
Source: J.C. Brennan & Associates, Inc., 2014									

**TABLE 3.13-2**  
RAIL OPERATIONS NOISE CONTOURS

Source	Distance to L <sub>dn</sub> Contour		
	60 dB	65 dB	70 dB
2014 Noise Analysis <sup>1</sup>	226 feet	105 feet	49 feet
1998 Environmental Noise Analysis	391 feet	182 feet	-
Source: 1 - J.C. Brennan & Associates, Inc., 2014 2 - Brown-Buntin Associates, Inc, 1998 (Appendix E of the 2001 EIR)			

## California State Building Codes

The State Building Code, Title 24, Part 2 of the State of California Code of Regulations establishes uniform minimum noise insulation performance standards to protect persons within new buildings which house people, including hotels, motels, dormitories, apartment houses and dwellings other than single-family dwellings. Title 24 mandates that interior noise levels attributable to exterior sources shall not exceed 45 dB L<sub>dn</sub> or Community Noise Equivalent Level (CNEL) in any habitable room.

Title 24 also mandates that for structures containing noise-sensitive uses to be located where the L<sub>dn</sub> or CNEL exceeds 60 dB, an acoustical analysis must be prepared to identify mechanisms for limiting exterior noise to the prescribed allowable interior levels. If the interior allowable noise levels are met by requiring that windows be kept closed, the design for the structure must also specify a ventilation or air conditioning system to provide a habitable interior environment

## Placer County General Plan

The Placer County General Plan update contains one change pertaining to the regulatory setting for noise that is relevant to the 2014 BRSP modification. It revised Policy 9.A.3 to include a reference to the Placer County Code Noise Section (Article 9.36). The policy now reads:

Policy 9.A.3            The County shall continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) of the California Building Code and Placer County Code Article 9.36, Noise.

Noise level and distance dBA (a weighted decibel) day-night average sound level (L<sub>dn</sub>) contours, as utilized to measure noise impacts and related site mitigation to noise-receptors both on- and off-site, remain unchanged in the updated 2013 General Plan. Additionally, the maximum allowable noise exposure level from transportation noise sources (Table 9-3 *Maximum Allowable Noise Exposure* of the 2013 General Plan), remains unchanged from the 1994 General Plan. Therefore, the context of which noise impacts were analyzed in the 2004 BRSP has not changed.

## Placer County Noise Ordinance

Placer County adopted Noise Ordinance 5280-B (Noise Ordinance) to implement the Noise Standards identified in the General Plan. The effective date of the Noise Ordinance codified in Article 9.36 of the Placer County Zoning Code was March 9, 2004; therefore, the code was in effect at the time the 2004 EIR was approved. No amendments have been made to this article since the 2004 EIR was adopted.

### 3.13.2 IMPACT DISCUSSION

#### **Question A, C, and D - Exposure of persons to or generation of increased noise levels (2004 EIR Impacts N-1, N-2, N-3, N-4)**

The 2004 EIR addressed the potential for impacts associated with noise during construction (Impacts N-1 and N-2) and operation (Impacts N-3 and N-4). The evaluation of potential new impacts resulting from

the implementation of the 2014 BRSP modifications presented below is based, in part, on the 2014 Noise Assessment included as **Attachment 13**.

### ***Construction***

Impact N-1 of the 2004 EIR concluded that construction equipment would generate significant short-term sound level increases at noise-sensitive locations despite the implementation of Mitigation Measures N-A (Restrict hours of construction activity); N-B (Prior to grading or improvement plan approval, develop and implement a construction equipment noise abatement program); and T-B (Implement a community relations program during on-site construction, and coordinate with appropriate agencies in the implementation of a community relations program during construction of required on-site and off-site improvements). The 2014 BRSP could reduce the duration of such construction noise, since less construction would occur over a smaller project footprint. This change would not significantly reduce the noise impacts identified in the 2004 EIR. Additionally, although the 2014 BRSP modifications reduce the development footprint, construction would still occur near existing noise-sensitive locations near the BRSP area and along the construction corridors of the off-site improvements (water and sewer lines). Mitigation Measures in the adopted MMRP, including N-A, N-B, and T-B would continue to reduce noise levels from the construction of the 2014 BRSP. Several revisions to these mitigation measures are proposed in **Section 3.13.3** to update or supplement requirements to further minimize construction noise. Although, as with the 2004 BRSP, these measures are unlikely to reduce construction noise to a less-than-significant level, no new or substantially more severe significant impacts related to construction noise would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

Impact N-2 of the 2004 EIR concluded that with the implementation of Mitigation Measures N-C (Develop and implement a construction traffic noise abatement program to include restriction of construction truck traffic on non-major roads) and T-B (Implement a community relations program during on-site construction, and coordinate with appropriate agencies in the implementation of a community relations program during construction of required on-site and off-site improvements) noise generated from construction traffic would result in a less-than-significant impact. Although the 2014 BRSP modifications reduce the development footprint which would result in a reduction of construction traffic, this change would not significantly reduce the noise impacts identified in the 2004 EIR. Mitigation Measures N-C and T-B in the adopted MMRP would continue to mitigate noise from the construction of the 2014 BRSP. Therefore, no new or substantially more severe significant impacts related to noise generated by construction traffic would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

### ***Operational Traffic Noise at Existing Sensitive Receptors***

Impact N-3 of the 2004 EIR concluded that project-generated transportation noise would result in a less-than-significant impact at existing sensitive receptors. Similar to the methodology used in the 2004 EIR, the 2014 Noise Analysis estimated noise levels for existing, cumulative, and cumulative plus project conditions using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108). As shown in **Table 3.13-3**, similar to the findings in the 2004 EIR, noise levels in the cumulative year without the BRSP are anticipated to be two to five decibels higher than existing traffic-generated levels. The 2014 BRSP would increase traffic-generated noise by 0.3 to 2.2 decibels along

Sierra College and SR 193. Because the incremental increase from 2014 BRSP would be less than the 3 dBA significance criteria identified in the 2004 EIR, traffic noise associated with the 2014 BRSP would continue to have a less-than-significant impact. Therefore, no new or substantially more severe significant impacts related to noise generated by project traffic would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

**TABLE 3.13-3**  
TRAFFIC NOISE LEVELS AT SENSITIVE RECEPTORS

Roadway Segment	Predicted L <sub>dn</sub> @ Closest Sensitive Receptors – 1 <sup>st</sup> Floor Outdoor Activity Areas				
	Existing	Cumulative	Cumulative + Project	Change in Cumulative	Significant?
Sierra College Blvd - SR 193 to Penny Ln	62.7	64.9	66.0	1.1	No
Sierra College Blvd - Penny Ln to Oak Tree Ln (Future)	60.7	63.0	65.2	2.2	No
Sierra College Blvd - Oak Tree Ln (Future) to Twelve Bridges Dr	60.6	65.1	66.5	1.4	No
Sierra College Blvd - Twelve Bridges Dr to Old Bickford Ranch Rd	61.3	64.9	66.0	1.1	No
Sierra College Blvd - Old Bickford Ranch Rd to English Colony Way	62.0	65.8	66.9	1.0	No
Sierra College Blvd - English Colony Way to King Rd	64.3	68.4	68.9	0.5	No
SR 193 - Lincoln City Limits to Sierra College Blvd	64.0	66.5	67.2	0.7	No
SR 193 - Sierra College Blvd to Clark Tunnel Rd	63.4	65.5	65.9	0.3	No

Source: JC Brennan, 2014; **Attachment 13.**

### ***Introduction of New Sensitive Receptors***

Impact N-4 of the 2004 EIR concluded that there would be a less-than-significant impact from the introduction of noise-sensitive receptors into a potentially noise impacted area with the implementation of the following mitigation measures: Mitigation Measures N-D (Incorporate building setbacks and noise barriers into the proposed project design); N-E (Inform prospective buyers of potential rail noise exposure exceeding 60 dBA L<sub>dn</sub>); N-F (Implement community park design measures to minimize potential noise impacts); N-G (Inform prospective buyers of potential community noise sources); N-H (Restrict the timing and location of truck deliveries to the Village Commercial Center); N-I (Require minimum 6-foot block or masonry walls along project roadways where residential areas would fall within the 60 dBA L<sub>dn</sub> contour);

and N-J (Restrict business hours of operation within specified areas of the Village Commercial Center). Mitigation Measures N-H and N-J have been deleted because the 2014 Project no longer includes commercial uses. Mitigation Measure N-I is revised to reflect specific locations where fencing is needed. As with the 2004 BRSP, the 2014 BRSP would introduce noise-sensitive residential receptors but in a slightly different configuration due to the reduced development footprint and elimination of commercial uses. An updated analysis is presented below to evaluate potential noise impacts from transportation noise and railroad noise on sensitive residential receptors within the 2014 BRSP. With the implementation of revised Mitigation Measure N-F included within the MMRP, community noise resulting from the 2014 BRSP is anticipated to be the same as that described in the 2004 EIR, with the exception of the elimination of the commercial center.

### Traffic Noise

The FHWA traffic noise prediction model was used to predict cumulative plus project traffic noise levels at the proposed residential land uses associated with the 2014 BRSP. **Table 3.13-4** shows the predicted traffic noise levels at the proposed residential uses adjacent to the major project area arterial roadways. **Table 3.13-4** also indicates the property line noise barrier heights required to achieve compliance with an exterior noise level standard of 60 dB L<sub>dn</sub>. **Attachment 13** provides the complete inputs and results to the FHWA traffic noise prediction model and barrier calculations. The modeled noise barriers assume flat site conditions where roadway elevations, base of wall elevations, and building pad elevations are approximately equivalent. This is a conservative approach because many residential uses in the 2014 BRSP will benefit from shielding from tree cover and topographical features. Mitigation Measures in the adopted MMRP including N-D and N-I would continue to reduce noise impacts on residential uses within the BRSP to a less-than-significant level. In addition, Mitigation Measure N-K (Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation) has been added. Several revisions to these mitigation measures are proposed in **Section 3.13.3** to update or supplement requirements with information from the 2014 Noise Analysis to further minimize noise impacts. With the revised mitigation, no new or substantially more severe significant impacts related to traffic noise would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

**TABLE 3.13-4**  
TRAFFIC TRANSPORTATION NOISE LEVELS AT PROPOSED RESIDENTIAL USES

Noise Source	Receptor Description	Approximate Distance to Center of Outdoor Activity Area (feet) <sup>1</sup>	ADT	Predicted Noise Levels, dB L <sub>dn</sub> <sup>2</sup>			
				No Wall	6' Wall	7' Wall	8' Wall
Sierra College Boulevard	BRSP Park Sites	490	29,770	60	--	--	--
Sierra College Boulevard	LDR-02 Residential	750	29,770	57	--	--	--
Sierra College Boulevard	RR-07 Residential	200	31,040	66	60	60	59
Sierra College Boulevard	LDR-03 Residential	200	31,040	66	60	60	59

<sup>1</sup> Setback distances are measured in feet from the centerlines of the roadways to the center of residential backyards.  
<sup>2</sup> Modeled noise barriers assume flat site conditions where roadway elevations, base of well elevations, and building pad elevations are approximately equivalent.  
 -- Meets the Placer County exterior noise standard without mitigation. Standard does not apply to second floor facades.  
 Source: J.C. Brennan & Associates, 2014

## Union Pacific Railroad Line Noise Generation

As described above, the UPRR line was measured to generate an exterior noise levels of 60 dBA  $L_{dn}$  at a distance of up to 226 feet. Based upon this measurement, railroad noise levels within the BRSP area were predicted, as shown in **Table 3.13-5**. As shown therein, railroad noise levels are no longer predicted to exceed the Placer County 60 dB  $L_{dn}$  exterior noise level standards. Mitigation Measures in the adopted MMRP including N-D and N-E would continue to further reduce noise impacts on residential uses within the BRSP to a less-than-significant level. Therefore, no new or substantially more severe significant impacts related to railroad noise would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

**TABLE 3.13-5**  
PREDICTED NOISE LEVELS AT RESIDENTIAL RECEPTORS NEAR TRAIN TRACKS

Receptor Description	Approximate Distance to Center of Outdoor Activity Area (feet)	Predicted Noise Levels, dB $L_{dn}$
RR-06 Residential	430	56
LDR-22 Residential	1,050	50
LDR-24-26 Residential	750	52
LDR-18A Residential	220	60
LDR-16 Residential	550	54

Source: J.C. Brennan & Associates, 2014

## Interior Noise Impacts

As discussed in the 2014 Noise Analysis, modern construction typically provides a 25 dB exterior-to-interior noise level reduction with windows closed. Therefore, sensitive receptors exposed to exterior noise of 70 dB  $L_{dn}$ , or less, will typically comply with the Placer County 45 dB  $L_{dn}$  interior noise level standard. Additional noise reduction measures, such as acoustically rated windows are generally required for exterior noise levels exceeding 70 dB  $L_{dn}$ .

It should be noted that exterior noise levels are typically 2-3 dB higher at second floor locations because noise barriers do not reduce exterior noise levels at second floor locations. The proposed residential uses are predicted to be exposed to unmitigated first floor exterior traffic noise levels ranging between 57-66 dB  $L_{dn}$  and railroad noise levels of 50-60 dB  $L_{dn}$ . Therefore, second floor facades are predicted to be exposed to exterior traffic noise levels of up to 60-69 dB  $L_{dn}$  and railroad noise levels of 53-63 dB  $L_{dn}$ . Based upon a 25 dB exterior-to-interior noise level reduction, interior traffic noise levels are predicted to range between 35-44 dB  $L_{dn}$  and railroad noise levels of 28-38 dB  $L_{dn}$ . Therefore, no interior noise control measures would be required for traffic or railroad noise, and no new or substantially more severe significant impacts would occur as a result of the 2014 BRSP modifications.

## **Question B - Expose persons to or generate excessive groundborne vibration noise levels?**

This question is not specifically addressed in the 2004 EIR. However, according to the 2014 Noise Analysis (**Attachment 13**), the nearest receptors to the BRSP (2004 and 2014) are located approximately

50 feet or further from any areas of the 2014 Project site that might require grading or paving. At this distance, construction vibrations are not predicted to exceed acceptable levels. Various construction equipment vibration levels are shown in **Table 3.13-6** below. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours. Placer County does not have specific policies related to vibration levels. However, vibration levels associated with construction activities and project operations are addressed as potential noise impacts. The threshold for damage to structures ranges from 0.2 to 0.6 peak particle velocity in inches per second. The general threshold at which human annoyance could occur is noted as 0.1 inch per second. The conclusions in the 2004 EIR remain valid for the 2014 BRSP and no further analysis is required.

**TABLE 3.13-6**  
VIBRATION LEVELS FOR VARYING CONSTRUCTION EQUIPMENT

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210	0.074	0.026
Source: J.C. Brennan & Associates, 2014			

**Question E and F – For a project located within an airport land use plan, two miles of a public airport, or vicinity of private airstrip, expose people residing or working in the project area to excessive noise levels?**

This question is not specifically addressed in the 2004 EIR. However, the nearest airport to the BRSP area is the Lincoln Regional Airport approximately six miles west and the site is not located within an airport land use plan; therefore, this topic is not applicable to the BRSP. There are no new circumstances resulting in new impacts or new information requiring new analyses related to community division.

**Cumulative**

The 2004 EIR considered cumulative noise impacts significant and unavoidable. Cumulative transportation related noise impacts are addressed above under Questions A, C and D above. This analysis was based on updated traffic numbers from the Traffic Sufficiency Analysis (**Attachment 3**), that considered the 2030 cumulative scenario described in **Section 3.1.4**. As described above, no new or substantially more severe significant cumulative impacts would occur as a result of the 2014 BRSP modifications. Therefore, the conclusions of the 2004 EIR remain valid.

### 3.13.3 MITIGATION MEASURES

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associate with noise. As described above in **Section 3.13.2**, some of these measures would continue to remain applicable, some require revisions, some are recommended for deletion, and one measure has been added. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions	Explanation of Revisions
<b>Mitigation Measure N-A:</b> Restrict hours of construction activity.	No Change	N/A
<b>Mitigation Measure N-B:</b> Prior to grading or improvement plan approval, develop and implement a construction equipment noise abatement program.	Revise	Add measures recommended in 2014 Noise Analysis ( <b>Attachment 13</b> ) to minimize construction noise impacts.
<b>Mitigation Measure N-C:</b> Develop and implement a construction traffic noise abatement program to include restriction of construction truck traffic on non-major roads.	No Change	N/A
<b>Mitigation Measure N-D:</b> Incorporate building setbacks and noise barriers into the proposed project design.	Revise	Revised to reflect analysis in 2014 Noise Analysis ( <b>Attachment 13</b> ) and fencing/walls proposed in 2014 BRSP.
<b>Mitigation Measure N-E:</b> Inform prospective buyers of potential rail noise exposure exceeding 60 dBA Ldn.	Revise	Revised to reflect new parcel lotting numbers in 2014 BRSP.
<b>Mitigation Measure N-F:</b> Implement community park design measures to minimize potential noise impacts.	Revise	Revised to eliminate discussion of Tower Park and adjust description of park/residential interfaces to be consistent with 2014 BRSP.
<b>Mitigation Measure N-G:</b> Inform potential buyers of potential community noise sources.	Revise	Revised to eliminate discussion of Tower Park and the commercial center and add references to recreation centers.
<b>Mitigation Measure N-H:</b> Restrict the timing and location of truck deliveries to the Village Commercial Center.	Delete	The commercial land use has been eliminated from the 2014 BRSP and therefore, Mitigation Measure N-H no longer applies.
<b>Mitigation Measure N-I:</b> Require minimum 6-foot block or masonry walls along project roadways where residential areas would fall within the 60 dBA Ldn contour.	Revise	Revise to include specific minimum wall height and specific residential villages where fencing is required to reduce transportation noise impacts, as

Mitigation Measure	Proposed Revisions	Explanation of Revisions
		recommended in 2014 Noise Analysis ( <b>Attachment 13</b> ).
<b>Mitigation Measure N-J:</b> Restrict business hours of operation within specified areas of the Village Commercial Center.	Delete	The commercial land use has been eliminated from the 2014 BRSP and therefore, Mitigation Measure N-J no longer applies.
<b>Mitigation Measure N-K:</b> Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation.	Addition	Add measure recommended in 2014 Noise Analysis ( <b>Attachment 13</b> ) to reduce transportation noise at new sensitive receptors.

## Proposed Modifications to MMRP

Proposed revisions are included in underline and text deletions are shown in ~~strikethrough~~ font.

- **Mitigation Measure N-A:** Restrict hours of construction activity. (NO CHANGE)
- **Mitigation Measure N-B:** Prior to grading or improvement plan approval, develop and implement a construction equipment noise abatement program.

Mitigation Measure N-B applies to Impact N-1.

Construction equipment noise will be reduced by implementing the following measures:

- Construction activities shall comply with the Placer County Noise Ordinance;
- Install intake and exhaust mufflers recommended by the equipment manufacturer;
- Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools and muffle or shield all intake and exhaust ports on power construction equipment;
- Equip pavement breakers and jack hammers with manufacturer-recommended acoustically alternating shrouds or shields; ~~and~~
- Equip all internal combustion engines with a manufacturer-recommended muffler; and
- Designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator will visit the project site periodically during each phase of construction to determine whether there are any noise compliance issues. Additionally, the disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement any feasible measures to be taken to alleviate the problem.

- **Mitigation Measure N-C:** Develop and implement a construction traffic noise abatement program to include restriction of construction truck traffic on non-major roads. (NO CHANGE).
- **Mitigation Measure N-D:** Incorporate building setbacks and noise barriers into the 2014 BRSP design.

Mitigation Measure N-D applies to Impact N-4.

The Applicant has proposed building setbacks throughout the proposed project site. In the vicinity of the UPRR line, the minimum building pad setback is 210 feet from the track centerline. Steep and complicated topography in this area would render noise barriers impractical and would limit noise barrier effectiveness. ~~At the minimum setback of 210 feet, however, all residences in the area would be within the 65 dBA Ldn allowable for new residential construction (following an acoustical analysis and implementation of feasible mitigation measures) under the Placer County General Plan, and most residences would be within the 60 dBA Ldn contour.~~

The proposed project design also entails residential property line setbacks and construction of community fences (masonry walls or enhance wood fence) along roadways in the project area. ~~Community fences would border Lower Ranch Road wherever residential property lines abut the roadway; where no community fences are planned, residential sites are set back at least 70 feet from the roadway centerline.~~ Community fences are also planned in many areas along Bickford Ranch Road and adjacent to residential areas facing Sierra College Boulevard; in areas along Bickford Ranch Road where community fences are not proposed, residential building setbacks range from 50-60 to 135 feet from the roadway centerline.

- **Mitigation Measure N-E:** Inform prospective buyers of potential rail noise exposure exceeding 60 dBA L<sub>dn</sub>

Mitigation Measure N-E applies to Impact N-4.

The Applicant will inform prospective buyers of Lots 12-18 and 21 on Parcel 7- RR-05, RR-06, and LDR-14, -16, -17, -18A and B, -22, and -24 through -27 of the potential exterior noise exposure from railroad operations exceeding the 60 dBA Ldn threshold considered normally acceptable for residential development.

- **Mitigation Measure N-F:** Implement community park design measures to minimize potential noise impacts.

Mitigation Measure N-F applies to Impact N-4.

The Applicant has proposed a number of design measures at project parks to minimize potential noise impacts. These measures include the following:

- No lighting is proposed within ~~either~~ Bickford Ranch Park. ~~or Tower Park.~~ This minimizes the potential for noise impacts by precluding nighttime equestrian or athletic events.

- ~~Park activity areas are located away from residential land uses. property borders. At the~~The Bickford Ranch Community Park, is adjacent to open space preserves a natural open space area, a wetland preservation easement, and other planned setbacks would result in a 150-to 400-foot buffer between residential sites and park activity areas. The equestrian staging area in Bickford Ranch Community Park would be separated from residential land uses. Bickford Ranch Park's equestrian area, which would host larger park events, would be at least 400 feet from the nearest residential outdoor activity area. At Tower Park, activity areas and residential areas would be separated by an approximate 100-foot buffer the school site.
- ~~Recreational facilities at Tower Park would limit the park use to small-scale active and passive recreation, including one sport court, a tot lot, and swings.~~

Should the park design plan change substantially or should distances between residential sites and park features be reduced, subsequent analysis of potential noise impacts would be required.

- **Mitigation Measure N-G:** Inform potential buyers of potential community noise sources

Mitigation Measure N-G applies to Impact N-4.

The Applicant proposes to inform prospective buyers of residential properties of potential community noise sources. Similar requirements will be included in the CC&Rs.

- Prospective buyers of lots adjacent to ~~the northeastern Bickford Ranch p~~ Park boundary ~~and south of the park~~ will be informed regarding the approximate frequency and content of noise-generating community events at the park including athletic events and any events which would include the use of a public address system.
- Prospective buyers of lots (in LDR-01) adjacent to the proposed school site reservation and along school access roadways will be informed regarding the potential presence of the school site, and the likely frequency and content of noise-generating activities at the site. The Applicant will work with the applicable school district to prepare this information.
- ~~Prospective buyers of lots bordering Tower Park will be informed regarding potential park uses and hours of operation~~
- ~~Prospective buyers of lots sharing a border with the Village Commercial Center will be informed regarding potential land uses and use restrictions at the Center.~~
- Prospective buyers of lots adjacent to the Village rRecreation Ccenters would be informed regarding potential outdoor activity area uses and hours of operation.
- Prospective buyers of lots within 1,000 feet of the fire station site will be informed of the potential noise disturbance associated with emergency events.
- ~~**Mitigation Measure N-H:** Restrict the timing and location of truck deliveries to the Village Commercial Center~~

Mitigation Measure N-H applies to Impact N-4.

~~The Applicant proposes to include restrictions on the timing and location of truck deliveries to facilities at the Village Commercial Center. Heavy truck deliveries would be prohibited along the eastern edge of the commercial center where there is a shared border with residential lots. All deliveries to businesses in this area would be restricted to daytime hours (7:00 a.m. to 6:00 p.m.).~~

- **Mitigation Measure N-I:** Require minimum six-foot block or masonry walls along project roadways where residential areas would fall within the 60 dBA L<sub>dn</sub> contour

Mitigation Measure N-I applies to Impacts N-4 and T-21.

As described in Mitigation Measure N-D, the Applicant has proposed ~~to provide~~ residential lot setbacks and ~~to construct~~ community fences along most project roadways. ~~The Applicant will amend the Specific Plan to specify that in areas w~~where residential lot lines would fall within the 60 dBA L<sub>dn</sub> contour ~~as identified in Figure 9-1 and Table 9-8, which includes residential parcels RR-07 and LDR-03 along Sierra College Boulevard, a community fence (minimum six-feet) shall be constructed. This community fences shall~~will be constructed of concrete block, masonry, or other materials having a minimum density of 4.0 pounds per square foot.

- ~~▪ **Mitigation Measure N-J:** Restrict business hours of operation within specified areas of the Village Commercial Center.~~

~~Mitigation Measure N-J applies to Impact N-4.~~

~~Amend the Specific Plan to require that minor use permits issued for the Village Commercial Center restrict business hours to between 7:00 a.m. and 10:00 p.m. at those commercial sites facing proposed residential lots west of the Village Commercial Center.~~

- **Mitigation Measure N-K:** Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation.

Mitigation Measure N-K applies to Impact N-3.

### 3.13.4 CONCLUSION

No new circumstances have occurred nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts would occur. No new or substantially more severe significant impacts related to noise would occur as a result of the 2014 BRSP modifications. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

### 3.14 POPULATION AND HOUSING

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/Resolve Impacts?
Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	Impact PH-1, PH-2, PH-3, PH-4, PH-5, and PH-6  2001 EIR p. 5-12 – 5-16 and 5-18  2004 Final Addendum p. 24 – 26	No	No	Yes
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	1999 Initial Study p. 17	No	No	N/A
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	1999 Initial Study p. 17	No	No	N/A

#### 3.14.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The regional and local setting applicable to the 2014 BRSP remains the same as described in the 2004 EIR. As described in **Section 3.11.1**, the Placer County General Plan was updated on May 21, 2013 (2013 General Plan). The update included replacing the 1992 Housing Element with the 2009 Housing Element adopted May 12, 2009. The 2009 Housing Element serves a planning period of January 1, 2013 to October 31, 2021. SACOG allocated 5,031 new housing units to unincorporated Placer County for the 2013 to 2021 planning period. Of the 5,031 housing units, 3,258 units are to be affordable to moderate-

income households and below, including 1,365 very low-income units, 957 low-income units, and 936 moderate-income units.

The following policies from the current Housing Element are applicable to the 2014 BRSP:

- |             |  |
|-------------|--|
| Policy A-4  | The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units).  |
| Policy A-6  | The County shall encourage residential development of high architectural and physical quality.   |
| Policy B-13 | The County currently requires 10 percent of residential units in specific plans be affordable (i.e., 4 percent very-low, 4 percent low, 2 percent moderate). On a case-by-case basis, the County shall consider allowing developers that provide extremely low income units to reduce the required percentage of other affordable units. |
| Policy B-14 | The County shall consider requiring 10 percent affordable units, payment of an in-lieu fee, or comparable affordable housing measure(s) acceptable to the County, for any General Plan amendment that increases residential density.   |
| Policy F-1  | The County shall encourage the development of housing for seniors, including congregate care facilities.   |

### **3.14.2 IMPACT DISCUSSION**

#### **Question A – Induce Growth? (2004 EIR Impacts PH-1, PH-2, PH-3, PH-4, PH-5, PH-6)**

Impact PH-1 and PH-3 of the 2004 EIR addressed the increase in the population and housing, respectively, as a result of development of the BRSP and concluded that there would be a less-than-significant impact. The increment of additional population in unincorporated Placer County attributed to the 2014 BRSP is slightly reduced from that identified in the 2004 EIR as a result of the change in the mix of conventional and age restricted units. The 2014 BRSP is projected to accommodate a population of 4,154 people and the 2004 BRSP was projected to accommodate a population of 4,157 people. It is estimated that the overall population attributed to the 2014 BRSP would be reduced by approximately three (3) persons. This would further reduce this less-than-significant impact to changes in County population. No change to the total number of housing units is proposed. No new significant impacts or substantially more severe impacts would occur. The conclusions of the 2004 EIR regarding population growth land uses remain valid.

Impacts PH-2 and PH-5 of the 2004 EIR addressed issues relating to increased employment opportunities and effects on jobs-housing balance of the project area as a result of the development of

the BRSP and concluded that the project would have a less-than-significant effect. The 2014 BRSP modifications include the elimination of the commercial, high density residential, and golf course uses; therefore, the 216 employment opportunities that would be generated from these uses would no longer occur. However, the 2014 BRSP would continue to provide new employment opportunities at the proposed recreation centers, school, and for park maintenance that would be considered beneficial to the economy of the region. Furthermore, the infusion of new residents' income into local businesses would generate an induced round of new employment opportunities. The reductions in jobs would decrease the ratio; however, this effect would not be significant because although the increased supply of housing may not fully serve new employees, affordable housing is available in the larger housing market (2001 EIR, page 5-16). Placer County and adjacent jurisdictions (Rocklin, Lincoln, and Roseville) are developing affordable housing units in locations with amenities to support the financing and operation of affordable housing (e.g. proximate to retail, schools, transit, retail commercial and services).

Additionally, the disproportionately low ratio of jobs-to-housing is considered acceptable by the County because there are significant employment opportunities that exist within the 15-minute commute shed within the Sunset Industrial Area, Interstate 80 and Highway 65 corridors and in cities of Roseville, Rocklin Lincoln. It should also be noted that the 2014 BRSP continues to include an age-restricted community which, as described in Impact PH-5 of the 2001 EIR, would have a percentage of employed residents as low as 20 percent. The reduction in the amount of employment opportunities does not cause significant new impacts, nor does it increase the severity of impacts previously described in the 2004 EIR.

The 2001 EIR conservatively assumed that no on-site affordable housing would be included in the development and that payment of in-lieu fees would be required, and both the 2001 EIR and 2004 Final Addendum required implementation of Mitigation Measure PH-B (Construct on-site affordable residential units) or Mitigation Measure PH-C (Pay a per unit in-lieu affordable housing fee such fee to be calculated based on unit cost, affordable rent, and interest rate current as of the time payment is made, and calculated in a manner similar to that calculated in the 2001 EIR) to mitigate potential impacts. The need for affordable housing would depend on the extent to which the 2014 BRSP increases the demand for this type of housing by lower income households resulting from new employment in the BRSP area. This would reduce the impact relating to the need for affordable housing. As described above, Placer County policy requires 10 percent of residential units in specific plans be affordable or payment of an in-lieu fee. The mitigation measures described above and included in the adopted MMRP will continue to apply to the 2014 BRSP and are consistent with these policies. No new or substantially more severe significant impacts related to affordable housing would occur and no new mitigation would be required.

Policies from the current Housing Element relevant to the 2014 BRSP population, employment, and housing analysis are listed in **Section 3.14.1**, above. There are no new circumstances that would result in new impacts. The conclusions of the 2004 EIR regarding population, employment, and housing remain valid.

### **Question B and C – Displace substantial numbers of people or existing housing?**

The Initial Study included as Appendix A of the 2001 EIR dated July 13, 1998 addressed and dismissed the potential for the BRSP to displace people or existing housing. As discussed therein, the BRSP would not displace existing housing except the current care taker residence. Therefore, this topic is not

applicable to the BRSP. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the displacement of people or housing.

## Cumulative

The 2004 EIR concluded that there would not be significant cumulative impacts to population or housing. There have been no significant changes to background conditions or the environmental setting that would lead to new cumulative impacts to population and housing. Therefore, as no new or more severe cumulative impacts to population and housing would occur as a result of the 2014 BRSP, the conclusions of the 2004 EIR remain valid.

### 3.14.3 MITIGATION MEASURES

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with population and housing. As described above in **Section 3.10.2**, one of these measures would continue to remain applicable and two require revisions. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure PH-A:</b> Pay unspecified in-lieu fees.	No change	N/A
<b>Mitigation Measure PH-B:</b> Construct on-site affordable residential units.	Revise	Revise to clarify that Mitigation Measure PH-B or PH-C, or a combination of both, would reduce impacts.
<b>Mitigation Measure PH-C:</b> Pay a per unit in-lieu affordable housing fee, such fee to be calculated based on unit cost, affordable rent, and interest rate current as of the time payment is made, and calculated in a manner similar to that identified in the DEIR.	Revise	Revise to clarify that Mitigation Measure PH-B or PH-C, or a combination of both, would reduce impacts.

### Proposed Modifications to MMRP

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font.

- **Mitigation Measure PH-A:** Pay unspecified in-lieu fees. (NO CHANGE)
- **Mitigation Measure PH-B:** Construct on-site affordable residential units

Mitigation Measure PH-B applies to Impacts PH-4 and PH-6.

The Applicant shall construct 10% of the residential units (~~495~~189 units) on-site as affordable to low-income households. The Applicant shall implement Mitigation Measure PH-B or Mitigation Measure PH-C, or a combination of both.

- **Mitigation Measure PH-C:** Pay a per unit in-lieu affordable housing fee, such fee to be calculated based on unit cost, affordable rent, and interest rate current as of the time payment is made, and calculated in a manner similar to that identified in the ~~DEIR~~ 2001 EIR.

Mitigation Measure PH-C applies to Impact PH-4.

If the Applicant cannot implement Mitigation Measure PH-B, then the Applicant shall, instead, pay a per unit in-lieu affordable housing fee, such fee to be calculated based on unit cost, affordable rent, and interest rate current as of the time payment is made, and calculated in a manner similar to that identified in the 2001 EIR.

The County ~~intends~~ intends to use the fees generated towards subsidizing the development fee for new low or very low income housing projects in the County.

### **3.14.4 CONCLUSION**

No new circumstances have occurred, nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and the approval of the 2014 BRSP would not result in any new significant impacts to the issue areas discussed in this section.

### 3.15 PUBLIC SERVICES

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for any of the public services:</p>				
<p>i. Fire protection?</p>	<p>Impact PS-24 and PS-25</p> <p>2001 EIR, p. 6-28 and 6-29</p> <p>2004 Final Addendum, p. 36 and 37</p>	<p>No</p>	<p>No</p>	<p>Yes</p>
<p>ii. Police protection?</p>	<p>Impact PS-22</p> <p>2001 EIR, p. 6-26, 6-27, and 6-37</p> <p>2004 Final Addendum, p. 34 and 35</p>	<p>No</p>	<p>No</p>	<p>N/A</p>

iii. Schools?	Impact PS-23  2001 EIR, p. 6-26 – 6-27  2004 Final Addendum, p. 35 - 36	No	No	Yes
iv. Parks?	Impact PS-18, PS-19, PS-20, and PS-21  2001 EIR, p. 6-23 - 6-26  2004 Final Addendum, p. 33 and 34	No	No	N/A
v. Other public facilities?	Impact PS-22  2001 EIR, p. 6-26 - 6-27,  2004 Final Addendum, p. 34 - 35	No	No	N/A

### 3.15.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The regional and local setting applicable to the 2014 BRSP remains generally the same as described in Chapter 6.0, Public Services and Utilities of the 2001 EIR. Changes that have occurred regarding public services that would serve the project since the 2004 EIR, are discussed within **Section 3.15.2**, as applicable. The following policies relevant to the 2014 BRSP public services analysis were either modified or added in the 2013 General Plan:

Policy 4.B.6            The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development.

A major project is a residential project with 100 or more dwelling units or mixed use projects, including specific plans with 100 or more dwelling units and 10 acre or more of non-residential land uses (exclusive of open space/greenbelt).  
(Modified)

Policy 4.B.7. The County may require the preparation of an economic, market or fiscal impact analysis for commercial, professional office or industrial development on 10 or more acres of land. The determination to prepare an analysis will be based upon the potential for a project to impact County facilities and services or cause an economic impact in the community in which the land use is to be established.  
(Added)

### **3.15.2 IMPACT DISCUSSION**

#### **Question A - Result in substantial adverse physical impacts associated with the provision of public services? (2004 EIR Impacts PS-18, PS-19, PS-20, PS-21, PS-22, PS-23, PS-24, PS-25)**

##### ***Fire Protection***

The 2004 EIR Impacts PS-24 and PS-25 addressed potential impacts associated with fire protection. The 2004 EIR concluded that with the implementation of the following mitigation measures, a less-than-significant impact would occur: Mitigation Measures PS-J (Donate a site, construct and partially equip a fire station), PS-K (Establish Fire District jurisdiction and emergency response standards for the project), PS-M (Grade driveways to slopes of 15 percent or less at the time of home construction; a Grading Permit will be required for those identified lots prior to the issuance of a Building Permit), PS-N (Pave driveways with asphaltic concrete or concrete at the time of home construction on driveways with slopes of 16 to 20 percent; a Grading Permit will be required for those identified lots prior to issuance of a Building Permit), and PS-O (Prohibit development on lots with driveway access in excess of 20 percent). Mitigation Measure PS-J is revised to allow flexibility for fire service to be provided from an on-site or off-site fire station. As described in the 2004 Final Addendum, Mitigation Measure PS-L (Pursue single-jurisdiction fire service) was implemented with the Placer County Local Agency Formation Commission's (LAFCO's) adoption of Resolution #2-2000 on March 13, 2002, which detached the BRSP site from Penryn Fire Protection District providing fire services for the structural areas within the proposed project area. Therefore, Mitigation Measure PS-L is deleted. Construction of the new fire station is a finding of LAFCO's resolution. On May 3, 2002, a Certificate of Completion was issued certifying the fire district boundary reorganization depicted in Resolution #2-2000.

The 2014 BRSP would maintain the development of 1,890 units as established with the 2004 entitlements and would eliminate the commercial and golf course uses, which reduce the necessary fire protection services needed for the BRSP. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, no new or substantially more severe significant impacts related to fire protection would occur as a result of the 2014 BRSP modifications. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the demand for fire protection. The conclusions in the 2004 EIR remain valid.

### ***Police Protection and Other Public Facilities***

The 2004 EIR Impact PS-22 addressed the potential impacts to Placer County services, including the Placer County Sheriff's Department. The 2004 EIR concluded that the revenue projected to be generated by the BRSP would be sufficient to fund the requisite additional services. Additionally, the 2001 EIR (Section 3.6.3, p. 6-37) found that expected County revenues in the Public Safety Fund generated as a result of the project buildout would exceed actual expenses in serving this project. Therefore, the response times set for emergency calls in County General Plan Policy 4.H.2 would be maintained.

The 2014 BRSP would maintain the development footprint of 1,890 units as established with the 2004 BRSP entitlements, which would not change the necessary law enforcement protection services needed for the BRSP. Although the elimination of the commercial center and golf course would reduce expected County revenues, which could be used for police services, there would also be an equivalent reduction in the demand for police services that would otherwise have been generated by these uses; therefore, no significant impact would occur. Therefore, no new or substantially more severe significant impacts related to fire protection would occur as a result of the 2014 BRSP modifications. There are no new circumstances resulting in new impacts or new information requiring new analyses related to police protection. The conclusions in the 2004 EIR remain valid.

### ***Schools***

The 2004 EIR projected that up to a total of 675 new students would result from the 2004 BRSP. Public school districts that serve the project site include the Loomis Union School District (LUSD) (grades K-8) and the Placer Union High School District (PUHD) (grades 9-12). The 2001 EIR recommended that the Applicant and County enter into discussions between the LUSD and the Penryn School District (PSD) to adjust school district boundaries so that one school district could serve the entire project site. Since the 2004 EIR, the PSD merged into the LUSD. As with the 2004 BRSP, the 2014 BRSP reserves a school site (Parcel PF-2) for a K-8 school within the LUSD. The school site will be reserved for a period of ten years pursuant to Government Code 66480. In the 2004 BRSP, the school site was 12.0 acres but in the 2014 BRSP, the school site has been increased to 15.0 acres at the request of the LUSD. Until such time as a school is constructed on the site, K-8 students will attend other schools within the LUSD.

The 2004 EIR Impact PS-23 addressed the potential impacts to schools. The 2004 EIR concluded that regardless of the construction of new public school facilities at the project site, the increased demand for public schools as a result of the BRSP will require the implementation of Mitigation Measure PS-I (Pay statutory fees to existing school district(s)) to reduce the impact of increased demand for schools to a less-than-significant impact in the long-term. The 2014 BRSP modifications would result in fewer students as a result of the change in the mix of conventional and age restricted residential units. The estimated number of new students generated from the 2014 BRSP is 622, an approximately 8 percent decrease from the 2004 BRSP (Table 6-3 of the Specific Plan for the 2014 BRSP, **Attachment 1**). Therefore, impacts that may occur as a result of the students generated by the 2014 BRSP will be reduced from what was analyzed in the 2004 EIR. There are no new circumstances resulting in new impacts or new information requiring new analysis related to schools. Mitigation Measure PS-I from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant in the long term. The conclusions in the 2004 EIR remain valid.

## Parks

The 2014 EIR addresses potential impacts regarding parks and recreation in Impacts PS-18 through PS-21. The 2004 EIR concluded that the BRSP would have a beneficial impact in regards to provision of parkland and related facilities, improvements/extension of existing bicycle and equestrian trail systems, and development of private recreational facilities; and a less-than-significant impact from an increased demand for existing public parks and recreational facilities for new residents.

As discussed in the 2004 EIR, the Placer County General Plan Policy 5.A.3 requires new developments to provide a minimum of five acres of improved parkland and five acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. As shown in **Table 3.15-1**, the 2014 BRSP substantially exceeds the General Plan's minimum requirements for improved parkland and passive recreation/open space. Additionally, although the 2014 BRSP modifications eliminate the golf course, an array of recreation uses are planned in public and private parks and in the recreation centers including, but not limited to, baseball or softball fields, soccer fields, a basketball court and tennis courts, turfed open spaces, tot lots, bocce courts, pickle ball courts, lawn volleyball, and swimming pool with terrace and spa. Therefore; under modifications proposed in the 2014 BRSP, no new or substantially more severe significant impacts related to parks and recreation would occur. There are no new circumstances resulting in new impacts or new information requiring new analyses related to parks and related recreational facilities. The conclusions in the 2004 EIR remain valid.

**TABLE 3.15-1**  
2014 BRSP COMPARED TO GENERAL PLAN MINIMUM PARKLAND REQUIREMENTS

General Plan Standard		Acreage Required	Acreage Provided	
Improved Parkland	5 acres per 1,000 population	20.8 acres	Bickford Ranch Community Park	27.6 acres
			Neighborhood Parks	15.2 acres
			Subtotal	42.8 acres
Passive Recreation/ Open Space	5 acres per 1,000 population	20.8 acres	Open Space Preserve	783.5 acres
			Open Space Transition Zone	163.5 acres
			Parkways	123.8 acres
			Subtotal	1,070.8 acres
<b>Total</b>		41.6 acres	<b>Total</b>	1,113.6 acres
Source: 2014 Specific Plan ( <b>Attachment 1</b> )				

## Cumulative

The 2004 EIR concluded that impacts of the 2004 BRSP in combination with impacts of past, present, and reasonably foreseeable projects would not have a cumulative impact on public services including Placer County services, local school districts, fire protection services, and solid waste. As discussed above, the 2014 BRSP modifications would eliminate the commercial, high density residential, and golf course uses, slightly decreasing the contribution of the project to this cumulative impact. As described in Section 3.16 of the 2004 Final Addendum, County General Plan policy states that the County shall ensure that adequate public facilities and services are available to serve new developments (Policy 4.A.2). Other developments would be governed by Placer County General Plan policies and ordinances, or similar

policies and ordinances in nearby municipalities, which would control the provision of public facilities and services. Therefore, the conclusions regarding cumulative impacts to public services contained in the 2004 EIR remain valid.

### 3.15.3 MITIGATION MEASURES

The following mitigation measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with public services. As described above in **Section 3.15.2**, all of these measures would continue to remain applicable with the exception of Mitigation Measure PS-L. Mitigation Measure PS-L has already been implemented and therefore is no longer relevant. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions	Explanation of Revisions
<b>Mitigation Measure PS-I:</b> Pay statutory fees to existing school district(s).	No Change	N/A
<b>Mitigation Measure PS-J:</b> Donate a site, construct, and partially equip a fire station.	Revise	Revise measure to allow flexibility for fire service to be provided from on-site or off-site fire station.
<b>Mitigation Measure PS-K:</b> Establish Fire District jurisdiction and emergency response standards for the project (responsibility of fire districts).	No Change	N/A
<b>Mitigation Measure PS-L:</b> Pursue single-jurisdiction fire service.	Delete	Mitigation Measure PS-L is no longer applicable since the LAFCO action in 2002 detaching Penryn Fire Protection District from providing service.
<b>Mitigation Measure PS-M:</b> Grade driveways to slopes of 15 percent or less at the time of home construction; a Grading Permit will be required for those identified lots prior to the issuance of a Building Permit.	No Change	N/A
<b>Mitigation Measure PS-N:</b> Pave driveways with asphaltic concrete or concrete at the time of home construction on driveways with slopes of 16 to 20 percent; a Grading Permit will be required for those identified lots prior to issuance of a Building Permit.	No Change	N/A
<b>Mitigation Measure PS-O:</b> Prohibit development on lots with driveway access in excess of 20 percent.	No Change	N/A

## Proposed Modifications to MMRP

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font.

- **Mitigation Measure PS-I:** Pay statutory fees to existing school district(s). (NO CHANGE)
- **Mitigation Measure PS-J:** Donate a site, construct, and partially equip a fire station on-site or serve the site with an off-site fire station.

Mitigation Measure PS-J applies to Impact PS-24.

The Applicant shall dedicate ~~proposes to donate~~ a site for a fire station on-site or serve the site with an off-site fire station and ~~to fund~~ the construction of the station through the proposed Community Facilities District or other private future bond sales. ~~Fire protection for the site is currently divided into three agencies.~~ Estimates of the response time (to the site entrance at Sierra College Boulevard) from the existing agencies are near or slightly greater than the Placer County recommendation of six minutes. Demography of project residents warrants that emergency response and fire response times should be less than the current standards in the surrounding area. An increased standard and decreased response time would be achieved with an on-site station or with an off-site fire station.

- **Mitigation Measure PS-K:** Establish Fire District jurisdiction and emergency response standards for the project (responsibility of fire districts). (NO CHANGE)
- ~~**Mitigation Measure PS-L:** Pursue single jurisdiction fire service.~~

~~Mitigation Measure PS-L applies to Impact PS-24.~~

~~The Placer County Office of Emergency Services prefers that a single local fire protection provider be identified to serve the proposed project, rather than have the jurisdiction split between two entities. If the County Fire Department serves the project, the eastern portions of the project will be recommended for detachment from the Penryn Fire Protection District. If the Penryn Fire Protection Department serves the project, the northern and southern portions of the project are recommended to be annexed into Penryn Fire Protection District (see Figure C7-1).~~

- **Mitigation Measure PS-M:** Grade driveways to slopes of 15 percent or less at the time of home construction; a Grading Permit will be required for those identified lots prior to the issuance of a Building Permit. (NO CHANGE)
- **Mitigation Measure PS-N:** Pave driveways with asphaltic concrete or concrete at the time of home construction on driveways with slopes of 16 to 20 percent; a Grading Permit will be required for those identified lots prior to issuance of a Building Permit. (NO CHANGE)
- **Mitigation Measure PS-O:** Prohibit development on lots with driveway access in excess of 20 percent. (NO CHANGE)

### **3.15.4 CONCLUSION**

No new circumstances have occurred nor has any substantially new information been found requiring that demonstrate that new or substantially more severe significant impacts related to public services serving the project would occur. Therefore, the conclusions of the 2004 EIR remain valid and the approval of the 2014 BRSP would not result in any new significant impacts to the issue areas discussed in this section.

### 3.16 RECREATION

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
a) 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?	Impacts PS-18, PS-19, PS-20, and PS-21  2001 EIR p.6-23 - 6-26  2004 Addendum p. 33- 34	No	No	N/A
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	2001 EIR N/A  2004 Addendum N/A	No	No	Yes

#### 3.16.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The environmental setting with respect to recreational facilities is discussed in Chapter 6, Public Services and Utilities of the 2001 EIR. The 2001 EIR provides a discussion on the many parks and recreation facilities in the surrounding area. None of the parks in the discussion has since been closed, and several new recreational facilities have been opened.

#### Placer County General Plan

The Placer County General Plan was updated in May 2013. The following change was made in the 2013 Placer County General Plan and is applicable to the analysis of recreation impacts.

##### ***Policy 5.A.1 (Revised)***

The County shall strive to achieve and maintain a standard of ten acres of improved parkland per 1,000 population. The standard shall be comprised of the following:

- 5 acres of improved active parkland per 1,000 population
- 5 acres of passive recreation area or open space per 1,000 population

### **3.16.2 IMPACT DISCUSSION**

#### **Question A - Increase the use of existing recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (2004 EIR Impacts P-18, P-19, P-20 and P-21)**

##### ***Active Parkland***

The County's General Plan policy requires five acres of active parkland for each population of 1,000. The 2014 BRSP would accommodate a population of approximately 4,154 and therefore requires 20.8 acres of active parkland, as shown on **Table 3.14.1**. The 2014 BRSP includes 42.8 acres of parkland, including 27.6 acres of public community park and 15.2 acres of neighborhood parks (owned and maintained privately). The total acreage of private and public parks and has decreased by 18.1 acres from the 2004 BRSP. The decrease in park acreage is partially attributable to removing the wetland preserve easement (WPE) that was previously considered part of Bickford Ranch Community Park in the 2004 BRSP, elimination of Tower Park on the east side of the project and reconfiguration of parkland acreage into seventeen neighborhood parks. In the 2014 BRSP, the WPE acreage is considered open space preserve. Also, when compared to the 2004 BRSP, the 2014 BRSP transfers 15.2 acres of parkland to neighborhood parks to be privately owned and maintained. Although this would reduce the acreage owned and maintained publicly, the 2014 BRSP meets the General Plan acreage requirements for active parkland and it would align with Placer County General Plan Policy 5.B.1 which states: the County shall encourage development of private recreation facilities to reduce demands on public agencies. In addition to active parkland, the 2014 BRSP includes two recreation centers (one for the age-restricted community and one for the entire BRSP) totaling 17.2 acres with indoor and outdoor recreation facilities for residents. The 2004 BRSP included one recreation center for residents of age-restricted units.

##### ***Passive Recreation/Open Space***

The County's General Plan policy requires five acres of passive recreation/open space for each population of 1,000. The 2014 BRSP would accommodate a population of approximately 4,154 and therefore requires 20.8 acres of passive recreation/open space, as shown on **Table 3.14.1**. The 2014 BRSP is required to provide 20.8 acres of passive recreation and provides a total of 1,070.8 acres of open space including open space preserves, open space transition areas, and open space parkways. Open space areas provide natural amenities and passive recreation opportunities, including approximately 11.3 miles of a multi-purpose trail for use by equestrians, pedestrians and cyclists. The open space acreage and multi-purpose trails provided in the 2014 BRSP meets the General Plan requirement of 20.8 acres for passive recreation/open space. The 2014 BRSP eliminates the golf course and associated facilities previously proposed in the 2004 BRSP.

##### ***Use of Existing Recreation Facilities***

The 2004 EIR addresses impacts of the community on nearby recreation facilities and concludes that impacts would be less than significant due to the amount of recreation areas provided for in the plan and the number of residents who are 55 or older. Age-restricted housing units increased from 947 units in the

2004 BRSP to 950 units in the 2014 BRSP, which would slightly increase the number of people who are less likely to utilize nearby recreational facilities. Since the 2014 BRSP includes more neighborhood parks, recreation, and open space areas for approximately the same number of proposed residents, impacts would be similar to those described in the 2004 EIR. There are no new circumstances that involve new significant or substantially more severe impacts. Therefore, the conclusions in the 2004 EIR are still valid and no additional analysis is required.

### **Question B – Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment**

Recreational facilities proposed in the 2014 BRSP were included as project components in the 2004 BRSP and impacts were therefore analyzed in the 2004 EIR. Recreational facilities requiring construction were analyzed as part of the project in full detail in the previous documents. The golf course and related facilities have been removed from the 2014 BRSP. In the 2014 Project, the overall acreage of improved parkland would decrease by 18.1 acres and the acreage of open space (preserve, transition area, parkways) would increase by 350.7 acres (passive recreation), compared to the 2004 BRSP. The 2014 BRSP does not propose more construction activities related to recreational facilities than those previously evaluated in the 2004 Project, and the 2014 BRSP includes eliminates of golf course uses. Therefore, the 2014 BRSP reduces the impacts associated with construction of recreational facilities that were analyzed previously. There are no new circumstances that involve new significant or substantially more severe impacts. Therefore, the conclusions in the 2004 EIR are still valid and no additional analysis is required.

### **Cumulative**

Though the 2004 EIR did not specifically analyze cumulative impacts relating to parks and recreation, the 2014 BRSP does not propose more construction related to parks or recreation. Additionally, the 2014 BRSP proposes more recreational facilities for the same amount of residents, so impacts would be slightly lessened compared to those analyzed in the 2004 EIR. As other potential development in the area would be required to follow County and state guidelines regarding adequate provision of recreational facilities, the cumulative impact to recreation and parks would be less than significant, and the conclusions of the 2004 EIR remain valid.

### **3.16.3 MITIGATION MEASURES**

None recommended.

### **3.16.4 CONCLUSION**

No significant new circumstances have occurred nor has any substantially important new information been found that demonstrate that new or substantially more severe significant impacts would occur. Therefore, the conclusions of the 2004 EIR remain valid and the modifications in the 2014 BRSP would not result in any new significant impacts related to recreation.

### 3.17 TRANSPORTATION AND TRAFFIC

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Impact T-22  2001 EIR p.7-37  2004 Final Addendum p.48	No	No	Yes
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Impacts T-1 through T-9, T-11 through T-18, and T-23  2001 EIR p.7-13 – 7-32 and p.7-37 – 7-38  2004 Final Addendum p.39 – 47 and p.48	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	2001 EIR N/A  2004 Final Addendum N/A	N/A	N/A	N/A

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Impacts T-2 and T-10  2001 EIR p.7-17 – 7-18 and p. 7-23  2004 Final Addendum p. 39-40 and p. 43	No	No	Yes
e) Result in inadequate emergency access?	2001 EIR N/A  2004 Final Addendum N/A	No	No	Yes
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Impacts T19 and T-20  2001 EIR p. 7-32 – 7-33  2004 Final Addendum p. 47-48	No	No	Yes

### 3.17.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The transportation and traffic environmental setting is discussed in Chapter 7, Transportation and Circulation, of the 2001 EIR. The evaluation of potential new impacts resulting from the implementation of the proposed 2014 BRSP modifications is based, in part, on the following:

- *Bickford Ranch Traffic Sufficiency Analysis (Attachment 3; Fehr and Peers, June 17, 2014)*

- *Bickford Ranch English Colony Way Assessment (Attachment 14; Fehr and Peers, June 5, 2015)*
- *Bickford Ranch Phasing of Improvements on Sierra College Boulevard (Attachment 15; Fehr and Peers, April 7, 2015)*
- *Bickford Ranch Sierra College Boulevard Phasing (Attachment 15, MacKay & Soms, July 29, 2015)*

A summary of changes to background conditions and regulatory setting since the 2004 EIR is provided below.

## Existing Conditions

The regional environmental setting has not changed. As discussed in Chapter 7 of the 2001 EIR (p. 7-1 through 7-7), the primary access roadways to the project site include Sierra College Boulevard, SR 193, Clark Tunnel Road, English Colony Way, King Road, Taylor Road, and I-80.

Traffic counts were taken on Sierra College Boulevard on Tuesday, March 4 and Wednesday, March 5, 2014 by Fehr & Peers (**Attachment 3**). Traffic volumes on Sierra College Boulevard have remained fairly low since 1998 compared to other arterials in South Placer County. As shown in **Table 3.17-1** below, average daily traffic (ADT) on Sierra College Boulevard and SR 193 near the project site have increased by an average rate of three percent per year since 1998 and by one percent per year since 2003/2004.

**TABLE 3.17-1**  
COMPARISON OF HISTORIC TRAFFIC

Roadway	Segment	1998 ADT	2003/2004 ADT	2014 ADT
Sierra College Boulevard	SR 193 to Twelve Bridges Dr	4,880	8,300	7,600
	Twelve Bridges Dr to Old Bickford Ranch Rd	5,600	8,500	10,200
SR 193	Lincoln City Limits to Sierra College Blvd	6,500	9,100	9,500
	Sierra College Blvd to Clark Tunnel Rd	5,000	6,200	6,600
Notes: The source of the 1998 and 2003/2004 traffic counts is the "Updated Bickford Ranch Traffic Analysis" memorandum prepared by DKS Associates, dated August 20, 2004. The 2014 traffic counts were collected March 4 and March 5, 2014. Source: Fehr & Peers, 2014				

## Regulatory Setting

Placer County approved a revised General Plan in 2013. Page 6 of the *General Plan Amendment Placer County Targeted General Plan Amendment Negative Declaration* summarized the changes to traffic and transportation related policies in the 2013 General Plan, as amended from the 1994 General Plan. The County LOS standard was not changed. Policy 3.A.7 was revised to allow specified LOS standards as a

result of community or specific plans. Additionally, Policy 3.A.2, relating to street dedication, widening, and construction, was amended to include specific plans.

In 2002, the Placer County Board of Supervisors approved the 2001 Placer County Regional Bikeway Plan (Bike Plan). This plan supplanted the previously approved 1988 Bikeway Master Plan. The Bike Plan sets policy and standards for communities throughout Placer County. No existing bikeways exist on Sierra College Boulevard adjacent to the project site. The Bike Plan proposes to designate Sierra College Boulevard as Class II between the Highway 193/Sierra College and Del Mar Avenue/Sierra College intersections. The existing roadside shoulder condition for this stretch is two and four feet. This stretch of roadway is considered a major regional connection, but the implementation for a bike path is of medium priority (Placer County Transportation Planning Agency, 2002; Chapter 5, p. 11). The Bike Plan is consistent with the regulations from the 1998 Bikeway Master Plan utilized in the 2004 BRSP analysis.

### **3.17.2 IMPACT DISCUSSION**

#### **Question A – Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system (2001 EIR Impact T-22)**

The 2004 EIR Impact T-22 addresses the potential for conflicts with an applicable plan, ordinance, or policy affecting the circulation system. The 2004 EIR states that the project would be inconsistent with Placer County General Plan Policy 3.A.2 requiring that all streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards in the General Plan. Mitigation Measure T-R requires the Applicant to construct required frontage improvements on Sierra College Boulevard. There are no new circumstances resulting in new impacts or new information requiring new analysis related to a change in applicable traffic and transportation policies, ordinances or plans. The Mitigation Measure T-R, as revised, would continue to apply. The 2014 BRSP would continue to have a less-than-significant impact. Therefore, the conclusions of the 2004 EIR regarding impacts associated with consistency with applicable plans, ordinances, and policies relating to circulation remain valid and no further analysis is required.

#### **Question B – Conflict with an applicable congestion management program, including but not limited to level of service standards (2001 EIR Impacts T-1, T-2, T-3, T-4, T-5, T-6, T-7, T-8, T-9, T-11, T-12, T-13, T-14, T-15, T-16, T-17, T-18, T-23)**

##### ***Construction Impacts***

The 2004 EIR Impact T-1 addressed impacts associated with construction traffic. The 2004 EIR found that with implementation of Mitigation Measures T-A (Prepare and implement construction traffic management plans for on-site construction activities for Bickford Ranch Road and Sierra College Boulevard, and coordinate with appropriate agencies in the preparation and implementation of construction traffic management plans for required off-site improvements); and T-B (Implement a community relations program during on-site construction, and coordinate with appropriate agencies in the implementation of a community relations program during construction of required on-site and off-site improvements), impacts from construction activities would be reduced to less than significant. The 2014 BRSP modifications reduce the development footprint by 287.8 acres, as discussed in **Section 2.0**. A

similar number of construction workers and construction vehicles are still assumed. Additionally, impacts associated with construction of the offsite sewer have not changed. There are no new circumstances resulting in new impacts or new information requiring new analysis related to temporary impacts from construction traffic. The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Therefore, the conclusions of the 2004 EIR regarding impacts associated with construction traffic remain valid and no further analysis is required.

### ***Operational Impacts***

The 2004 EIR addresses impacts associated with exceedance of County transportation LOS standards under T-2, T-3, T-4, T-5, T-6, T-7, T-8, T-9, T-11, T-12, T-13, T-14, T-15, T-16, T-17, T-18, and T-23. Mitigation Measures T-H, T-I, T-K, T-M, T-N, T-O, T-P, T-Q, T-R, T-S, T-T and T-U from the 2004 EIR address these impacts. Additionally, a 2007 settlement agreement between the Town of Loomis and the Applicant identified the use of funds for mitigation that included improvements to Sierra College Boulevard, King Road, Taylor Road, and Humphreys Road within the Town of Loomis. A Traffic Sufficiency Analysis was prepared by Fehr and Peers (2014) (**Attachment 3**) to evaluate the changes to the project and to determine if those changes result in any new significant impacts than those disclosed in the 2004 EIR. A summary of the findings of the Traffic Sufficiency Analysis is below.

Fehr and Peers prepared a technical memorandum (**Attachment 15**) to recommend appropriate timing for roadway widening and intersection improvements on Sierra College Boulevard as the 2014 BRSP builds out. Mitigation Measure T-R is revised to describe the required frontage improvements on Sierra College Boulevard, including widening rather than construction of only a third lane. The timing of these improvements will be constructed consistent with the Fehr and Peers' *Phasing of Improvements on Sierra College Boulevard* memorandum (**Attachment 15**).

### **Change in the Location of the Project's Main Access**

The 2014 BRSP includes shifting the main access road to the project site about 1.5 miles north of the location established in the 2004 BRSP north of English Colony Way and south of Twelve Bridges Drive to directly across from Penny Lane. The 2014 BRSP would have a secondary road connection to the project site at the intersection of the proposed School Ranch Road with Sierra College Boulevard located approximately 1,800 feet north of Penny Lane (**Attachment 3**; Figure 1). The intersection of Sierra College Boulevard/School Ranch Road would not be signalized as mitigation with the 2014 BRSP, but may be signalized when and if the school site is developed. The shift of the project's main access to across from Penny Lane would result in a future signalized intersection on Sierra College Boulevard situated about 3,175 feet south of the future signalized intersection at SR 193/Sierra College Boulevard, and about 2,875 feet north of the future intersection at Oak Tree Lane/Sierra College Boulevard (**Attachment 3**; Figure 1). These distances between signalized intersections are acceptable from a traffic operations and safety perspective.

### **Change in Project Trip Generation**

**Table 3.17-2** and **Table 3.17-3** show the trip generation estimates of the 2004 BRSP and 2014 BRSP broken down by land use category, respectively. Trip generation rates for the 2004 BRSP include those

contained in the 2001 EIR, plus the trip generation of the on-site school, which is described in Master Response T-3 of the 2000 Final EIR. **Table 3.17-4** compares the external trip generation estimates of approved 2004 BRSP to the proposed 2014 BRSP. The 2014 BRSP results in a 5.6 percent reduction in daily external trips, an 8.4 percent reduction in AM peak hour trips, and a 10.9 percent increase in PM peak hour trips. The increase in PM peak hour trips is attributed to the elimination of the commercial uses and associated internal trip reduction. As a result of commercial uses being eliminated from the BRSP, residents within the project site would be required to travel outside of the BRSP to obtain certain goods and services that might have otherwise been available within the project site.

**TABLE 3.17-2**  
BRSP TRIP GENERATION – APPROVED 2004 BRSP

Land Use	Size	Trip Rate <sup>1</sup>			Trips		
		Daily	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour
Single-Family (Conventional)	1,003 du's	9.57	0.75	1.00	9,599	753	1,003
Single-Family (Age-Restricted)	947 du's	3.68	0.27	0.27	3,485	257	258
Village Commercial Center	7.3 acres	855	20.16	80.00	6,242	147	584
School <sup>2</sup>	600 stu	1.00	0.30	0.00	600	180	0
Gross Trips					19,926	1,337	1,845
Internal Trips					-7,267	-339	-811
<b>External Trips</b>					<b>12,659</b>	<b>971</b>	<b>1,034</b>
1. Rates from Trip Generation, 6th Edition (Institute of Transportation Engineers, 1999) . 2. Trip generation and internalization assumptions of the proposed school is from the Master Response T-3 from the BRSP FEIR, November 13, 2000. du's = dwelling units, stu = students. Source: DKS Associates, 1999.							

### Change in Project Trip Distribution

Using the base year Placer County travel demand forecasting model, Fehr & Peers determined the change in trip distribution due to the proposed land use changes, the shift of the project's main access, and changes in background development that has occurred since 2004. **Table 3.17-5** shows changes in trip distribution. The proposed 2014 BRSP results in a greater use of Twelve Bridges Drive and lesser use of Sierra College Boulevard to the south of English Colony Road. The intersection of Twelve Bridges/Sierra College Boulevard will be signalized prior to issuance of the BRSP 750<sup>th</sup> building permit, consistent with the recommendations within the Fehr and Peers *Phasing of Improvements on Sierra College Boulevard* memorandum and MacKay & Soms' *Bickford Ranch Sierra College Boulevard Phasing* memorandum (**Attachment 15**). The signalization of this intersection has been addressed in another EIR (page 5-92, Mitigation Monitoring Plan of the City of Lincoln *Village 1 Final EIR*, Mitigation Measure 4.14-1[c]).

**TABLE 3.17-3**  
2014 BRSP TRIP GENERATION – LAND USE

Land Use	Size	Trip Rate <sup>1</sup>			Trips		
		Daily	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour
Single-Family (Conventional)	940 du's	9.52	0.75	1.00	8,949	705	940
Single-Family (Age-Restricted)	950 du's	3.68	0.22	0.27	3,496	209	257
Recreational Center <sup>2</sup>	~ 14.7 acres	Not Applicable <sup>2</sup>			1,000	50	100
Elementary School	500 stu	1.29	0.45	0.00	645	225	0
Gross Trips					14,090	1,189	1,297
Internal Trips <sup>3</sup>					-2,145	- 300	-150
<b>External Trips</b>					<b>11,945</b>	<b>889</b>	<b>1,147</b>

Notes: <sup>1</sup>Rates from *Trip Generation, 9th Edition* (Institute of Transportation Engineers, 2012) unless otherwise noted.  
<sup>2</sup>Estimated trip generation of recreation center based on its size and our observations of similar centers in retirement communities in Roseville and Lincoln.  
<sup>3</sup>50 percent of school trips and 75 percent of recreation center trips are assumed to remain internal to the site (i.e., a trip from a residence to the recreation center).  
du's = dwelling units, stu = students.  
Source: Fehr & Peers, 2014.

**TABLE 3.17-4**  
COMPARISON OF 2004 AND 2014 EXTERNAL PROJECT TRIP GENERATION

Time Period	Approved 2004 Project	Proposed 2014 Project	Net Change (Percent)
Daily	12,659	11,945	-714 (-5.6)
AM Peak Hour	971	889	-82 (-8.4)
PM Peak Hour	1,034	1,147	+113 (+10.9)

Source: DKS Associates, 1999 and Fehr & Peers, 2014

**TABLE 3.17-5**  
PROJECT TRIP DISTRIBUTION – COMPARISON OF BICKFORD RANCH TRIP DISTRIBUTION FOR EXISTING CONDITIONS

Direction of Travel	From 2004 EIR Addendum	Proposed 2014 Project
SR 193 west of Sierra College Blvd	17%	18%
SR 193 east of Sierra College Blvd	7%	5%
Twelve Bridges Drive	0%	23%
English Colony Way	7%	4%
Sierra College Blvd south of English Colony Way	69%	50%

Source: DKS Associates, 2004 and Fehr & Peers, 2014

## Roadway Segment Level of Service Impacts

The Placer County General Plan states that LOS C is acceptable on rural roadways, except within one-half mile of state highways (such as SR 193), where LOS D is acceptable. An updated roadway segment daily LOS analysis for Existing Plus Project conditions was conducted for the 2014 BRSP and compared to the 2004 BRSP (**Table 3.17-6**).

As shown in the table, the 2014 BRSP would result in LOS E conditions on five segments of Sierra College Boulevard. Of these segments, two were also identified as operating at LOS E in the 2004 EIR: Old Bickford Ranch Road to English Colony Way, and English Colony Way to King Road.

Page 7-30 of the 2001 EIR contains the following language:

*The capacity of arterial roadways, such as Sierra College Boulevard, is usually controlled by the capacity of its intersections during peak hours. The roadway segment analysis is based on daily volumes and the level of service thresholds that were used in the Placer County General Plan EIR. The daily level of service thresholds attempt to reflect the capacity of "typical" signalized intersections which usually contain four approaches, and often involve multiple signal phases and significant cross-flows. The signalized intersections on Sierra College Boulevard between Taylor Road and SR 193 would principally be "T" intersections with simple signal phasing. Therefore, this section of roadway would generally have a higher capacity than the daily volume thresholds used in the roadway segment analysis.*

*Using a more detailed intersection level of service analysis based on peak hour traffic volumes, it was found that four lanes on Sierra College Boulevard would provide adequate levels of service north of Taylor Road if feasible "spot" improvements (i.e., adding turn lanes) are made at key intersections. The need for these spot improvements would result from the cumulative impact of approved growth in the study area. Therefore, the Applicant should pay a pro-rata fair share of these improvements. With the Implementation of Mitigation Measures T-F, T-G, T-J, and T-K, this impact would be reduced to a less-than-significant level.*

As stated in italicized text above, the 2004 EIR determined that the widening of Sierra College Boulevard to four lanes from SR 193 to King Road is not necessary if the intersections along this stretch of Sierra College Boulevard are able to operate at LOS C or better. For the segment between King Road and Old Bickford Ranch Road, traffic volumes with the 2014 BRSP are lower than the traffic volumes with the 2004 BRSP. The 2001 EIR concluded that the intersections between King Road and Old Bickford Ranch Road would operate at LOS C or better during the peak hours. Since the traffic volumes will be lower with the 2014 BRSP, the impact would continue to be less than significant, as described in the 2004 EIR.

For the segment from Old Bickford Ranch Road to Bickford Ranch Road, the intersection analysis is presented below. As described below, since the intersections along Sierra College Boulevard between Bickford Ranch Road and Old Bickford Ranch Road would operate at LOS C or better with mitigation, impacts to roadway segment operations would be less than significant. Therefore, with the proposed revisions to the MMRP presented in **Section 3.17.3**, no new or substantially more severe impacts to roadway segment operations would occur as a result of the 2014 BRSP modifications.

**TABLE 3.17-6**  
COMPARISON OF PROJECT IMPACTS ON ROADWAY SEGMENTS – EXISTING CONDITIONS

Roadway	Segment	Segment Distance (miles)	No. of Lanes	Existing Conditions from 2004 EIR Addendum					Updated 2014 Existing Conditions				
				No Project		2004 Project			No Project		Proposed 2014 Project		
				ADT	LOS	ADT	LOS	ADT Increase Due to Project	ADT	LOS	ADT	LOS	ADT Increase Due to Project
Sierra College Blvd	SR 193 to Penny Lane	0.6	2	8,300	A	11,300	B	3,000	7,600	A	10,350	A	2,750
	Penny Lane to Oak Tree Lane (Future)	0.4	2	8,300	A	11,300	B	3,000	7,600	A	<b>16,700</b>	<b>E</b>	9,100
	Oak Tree Lane (Future) to Twelve Bridges Dr	0.5	2	8,300	A	11,300	B	3,000	7,600	A	<b>16,700</b>	<b>E</b>	9,100
	Twelve Bridges Dr to Old Bickford Ranch Rd	0.6	2	8,500	A	10,960	B	2,460	10,200	A	<b>16,670</b>	<b>E</b>	6,470
	Old Bickford Ranch Rd to English Colony Way	0.3	2	8,500	A	<b>18,000</b>	<b>E</b>	9,500	10,200	A	<b>16,640</b>	<b>E</b>	6,470
	English Colony Way to King Road	2.8	2	8,700	A	<b>17,330</b>	<b>E</b>	8,630	10,400	A	<b>16,340</b>	<b>E</b>	5,940
SR 193	Lincoln City Limits to Sierra College Blvd	1.8	2	9,100	A	11,230	B	2,130	9,500	A	11,660	B	2,160
	Sierra College Blvd to Clark Tunnel Road	1.5	2	6,200	A	7,080	A	880	6,600	A	7,200	A	600

Notes: LOS is based on the Placer County LOS Thresholds. Bold text indicates unacceptable operations and shaded cells indicate project impacts.  
Source: Fehr & Peers, 2014

## Intersection Level of Service Impacts

**Table 3.17-7** shows the Existing (2014) and Existing Plus 2014 BRSP LOS results for three intersections near the project site. To remain conservative, the intersection analysis assumes all project traffic would use Bickford Ranch Road to access the project. In reality, project traffic would also use School Ranch Road.

**TABLE 3.17-7**  
PM PEAK HOUR INTERSECTION ANALYSIS – EXISTING PLUS PROJECT CONDITIONS

Intersection	Control	Existing Conditions		Existing Plus 2014 Project	
		Delay	LOS	Delay	LOS
Sierra College Blvd / SR 193	All-way Stop	17	C	28	D
Sierra College Blvd / Penny Lane / Bickford Ranch Road	Side-Street Stop/Signal <sup>1</sup>	13	B	27	C
Sierra College Blvd / Oak Tree Lane	Cumulative Conditions Only				
Sierra College Blvd / Twelve Bridges Drive	Side Street Stop	<b>34</b>	<b>D</b>	<b>&gt;150</b>	<b>F</b>
Notes: LOS is based on the methodologies and procedures from the <i>Highway Capacity Manual</i> (Transportation Research Board, 2000). For signalized and all-way stop-controlled intersections, the average delay (in seconds) and LOS for the overall intersection is shown. For side-street stop-control intersections, the average delay and LOS for the worst movement is reported. <sup>1</sup> This intersection is assumed to be signalized under plus project conditions. <b>Bold text</b> indicates unacceptable operations. Shaded cells indicate project impacts. Source: Fehr & Peers, 2014					

Under existing plus 2014 BRSP conditions, the Sierra College Boulevard/SR 193 intersection would operate acceptably at LOS D (LOS D is acceptable since SR-93 is a state highway) and Sierra College Boulevard/Bickford Ranch Road intersection would operate acceptably at LOS C.

The Sierra College Boulevard/Twelve Bridges Drive intersection would degrade from LOS D to LOS F with the proposed project. This is considered a significant project impact. This impact was not identified in the 2001 EIR or the 2004 Final Addendum. As discussed above, the adjusted trip distribution of the 2014 BRSP would result in more vehicles traveling to/from Twelve Bridges Drive, resulting in this impact. New Mitigation Measure T-V, outlined in **Section 3.17.3** (as recommended in **Attachment 3**), would require the applicant to participate in the funding for construction of a traffic signal at Sierra College Boulevard/Twelve Bridge Drive as mitigation, which would result in LOS B conditions. Construction of the Sierra College Boulevard/Twelve Bridges Drive signal is also required as mitigation for traffic impacts of the Village 1 Specific Plan in the City of Lincoln and is included in the South Placer Regional Transit Authority (SPRTA) fee program.

The 2014 BRSP relocates the main access road to the site (Bickford Ranch Road) approximately 1.5 miles north of the location established in the 2004 BRSP. Mitigation Measure T-V requires participation in the funding of a traffic signal at Sierra College Boulevard/Twelve Bridges Drive. The 2004 EIR included

Mitigation Measure T-S (Install Traffic signal at the intersection of Sierra College Boulevard and unnamed road north of Lower Ranch Road, south of SR 193) to mitigate for Impact T-23 which evaluates traffic signal requirements. The 2014 Traffic Sufficiency Analysis (**Attachment 3**) evaluated traffic signal requirements for the 2014 BRSP and identified locations where signals are required (Sierra College Boulevard/Bickford Ranch Road, Sierra College Boulevard/Twelve Bridges Drive). The Sierra College Boulevard/Bickford Ranch Road signal is proposed with the 2014 BRSP. A signal is no longer required at the intersection of Sierra College Boulevard and unnamed road north of Lower Ranch Road, south of SR 193, as described in Mitigation Measure T-S in the 2004 EIR. Therefore, Mitigation Measure T-S is deleted and replaced with Mitigation Measure T-V, which addresses the Sierra College Boulevard/Twelve Bridges signal. Thus, with the implementation of mitigation measures, as revised, the 2014 BRSP would not result in any new significant impacts or a substantial increase in the severity of impacts associated with intersection LOS under existing plus project conditions.

### ***Cumulative Impacts***

The Placer County travel demand forecasting model was updated in 2008. This analysis uses traffic forecasts produced by this model that represent Year 2030 conditions. These are the same forecasts used for the Lincoln Village 1 Specific Plan EIR traffic study in 2012. These forecasts include build out of three development projects that contribute substantial traffic onto Sierra College Boulevard near the project site: Clover Valley (Rocklin), Twelve Bridges (Lincoln), and Village 1 Specific Plan (Lincoln). Tables 9 and 10 in **Attachment 3** summarize the South Placer region residential and non-residential development assumptions made for 2030.

Additionally, the updated modeling analysis assumed the extension of Oak Tree Lane. Oak Tree Lane is currently a short dead-end roadway that provides access for a limited number of parcels south of SR 193. The Lincoln Village 1 Specific Plan would extend Oak Tree Lane to Sierra College Boulevard to the southeast and from SR 193 to Virginia Town Road to the north. The future intersection of Oak Tree Lane with Sierra College Boulevard is planned to be located about 1,700 feet north of Twelve Bridges Drive and 2,875 feet south of Penny Lane.

The 2030 traffic forecasts contained in the City of Lincoln Village 1 Specific Plan EIR were modified to eliminate traffic from the 2004 BRSP to represent Cumulative No Project conditions. The trip distribution of the 2014 BRSP under cumulative conditions is shown in **Table 3.17-8**.

**Table 3.17-9** compares the roadway segment LOS results of the 2004 BRSP and 2014 BRSP under cumulative conditions. Sierra College Boulevard is assumed to be widened to four lanes on all segments analyzed, and SR 193 is assumed to be widened to four lanes west of Sierra College Boulevard. The 2004 BRSP found that the project would result in significant impacts on three Sierra College Boulevard segments extending from Old Bickford Ranch Road to King Road. Two of the three segments would operate at LOS E and one segment would operate at LOS D. The 2014 BRSP would also impact these segments, although the impact would be less severe, with LOS D conditions. The 2014 BRSP would also result in LOS D conditions on Sierra College Boulevard from Oak Tree Lane to Old Bickford Ranch Road.

**TABLE 3.17-8**  
COMPARISON OF BICKFORD RANCH TRIP DISTRIBUTION FOR CUMULATIVE CONDITIONS

Direction of Travel	2004 BRSP	2014 BRSP
SR 193 west of Sierra College Boulevard	13%	24%
SR 193 east of Sierra College Boulevard	3%	7%
Oak Tree Lane	0%	1%
Twelve Bridges Drive	14%	14%
English Colony Way	8%	4%
Clover Valley Road	20%	21%
Sierra College Boulevard south of Clover Valley Road	42%	29%
Source: DKS Associates, 2004 and Fehr & Peers, 2014		

Based on the findings of the 2004 BRSP summarized above (see Roadway Segment LOS discussion), daily roadway segment impacts on Sierra College Boulevard would be considered less than significant if the intersections along this stretch of Sierra College Boulevard operate at LOS C or better.

**Table 3.17-10** displays the Cumulative No Project and Cumulative Plus Proposed 2014 Project LOS results for four intersections near the project site. As shown, all intersections would operate acceptably at LOS C or better during the PM peak hour.

The mitigation measures from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP modifications to less than significant. Thus, with the implementation of mitigation measures in the adopted MMRP, the 2014 BRSP would not result in any new significant impacts or a substantial increase in the severity of traffic impacts under cumulative conditions.

**TABLE 3.17-9**  
2004 AND 2014 PROJECT IMPACTS ON ROADWAY SEGMENTS – CUMULATIVE CONDITIONS

Roadway	Segment	Segment Distance	No. of Lanes	Cumulative Forecasts from 2004 EIR Addendum					2014 BRSP Cumulative				
				No Project		2004 BRSP			No Project		2014 BRSP		
				ADT	LOS	ADT	LOS	ADT Increase Due	ADT	LOS	ADT	LOS	ADT Increase Due
Sierra College Boulevard	SR 193 to Penny Lane	0.6	4	17,140	A	19,110	A	1,970	12,760	A	16,470	A	3,710
	Penny Lane to Oak Tree Lane (Future)	0.4	4	17,140	A	19,110	A	1,970	12,760	A	21,020	A	8,260
	Oak Tree Lane (Future) to Twelve Bridges Dr.	0.5	4	17,140	A	19,110	A	1,970	21,630	B	<b>29,770</b>	<b>D</b>	8,140
	Twelve Bridges Drive to Old Bickford Ranch Road	0.6	4	25,000	B	26,550	C	1,550	23,200	B	<b>29,670</b>	<b>D</b>	6,470
	Old Bickford Ranch Road to English Colony Way	0.3	4	25,000	B	<b>33,700</b>	<b>E</b>	8,700	24,570	B	<b>31,040</b>	<b>D</b>	6,470
	English Colony Way to Clover Valley Road	0.9	4	23,930	B	<b>31,260</b>	<b>D</b>	7,330	24,570	B	<b>30,440</b>	<b>D</b>	5,870
	Clover Valley Road to King Road	1.9	4	29,030	D	<b>34,280</b>	<b>E</b>	5,250	26,650	C	<b>30,010</b>	<b>D</b>	3,360
SR 193	Lincoln City Limits to Sierra College Boulevard	1.8	4	19,890	A	21,460	A	1,570	16,630	A	19,500	A	2,870
	Sierra College Boulevard to Clark Tunnel Road	1.5	2	13,900	C	14,310	C	410	10,790	A	11,630	B	840

Notes: LOS is based on the Placer County LOS Thresholds. Bold text indicates unacceptable operations and shaded cells indicate project impacts.

Source: Fehr & Peers, 2014

**TABLE 3.17-10**  
PM PEAK HOUR INTERSECTION ANALYSIS RESULTS – CUMULATIVE PLUS PROJECT CONDITIONS

Intersection	Control	Cumulative No Project		Cumulative Plus 2014 Project	
		Delay	LOS	Delay	LOS
Sierra College Blvd/SR 193	Signal	22	C	23	C
Sierra College Blvd/Penny Lane/Bickford Ranch Road	Side-Street Stop/Signal <sup>1</sup>	15	B	24	C
Sierra College Blvd/Oak Tree Lane	Signal	10	B	12	B
Sierra College Blvd/Twelve Bridges Drive	Signal	11	B	15	B

Notes: LOS is based on the methodologies and procedures from the Highway Capacity Manual (Transportation Research Board, 2000). For signalized and all-way stop-controlled intersections, the average daily (in seconds) and LOS for the overall intersection is shown. For side-street stop-control intersections, the average delay and LOS for the worst movement is reported.  
<sup>1</sup>This intersection is assumed to be signalized under plus project conditions.  
Source: Fehr & Peers, 2014

### **Vehicle Miles Traveled**

The 2030 Placer County travel demand forecasting model was used to estimate the VMT for the approved 2004 BRSP and for the proposed 2014 BRSP. **Table 3.17-11** displays the total VMT, VMT per household, and average trip length for the 2004 and 2014 projects. As shown, the 2014 BRSP results in 19% less VMT than the approved 2004 BRSP. The reason for the reduction in VMT is primarily due to the shift in the project's main access 1.5 miles northward. As was shown in Table 5 (Project Trip Distribution), 69 percent of trips generated by the 2004 Project used Sierra College Boulevard south of English Colony Way. A portion of this traffic was traveling to Rocklin and Loomis, and a portion was traveling further on I-80 and on Sierra College to the south of I-80. With the proposed 2014 Project, the percentage of traffic using Sierra College Boulevard south of English Colony Way reduced substantially from 69 percent to 50 percent. A higher proportion of trips from the 2014 Project stay within the Lincoln area. This effectively results in shorter trip lengths and lower VMT for the proposed 2014 BRSP versus the approved 2004 BRSP. Therefore, although the 2014 BRSP would eliminate the commercial uses and associated internal trip reductions, the increase in off-site trips would be offset by the changes in project design resulting in short trip lengths. No new or substantially more severe impacts would occur as a result of changes in VMT.

**TABLE 3.17-11**  
DAILY VMT - CUMULATIVE CONDITIONS

Metric	2004 BRSP	2014 BRSP	Change	Percent Change
Total VMT	126,967	103,243	-23,724	-19
VMT per Household	65.1	54.6	-10.5	-16
Average Trip Length (miles)	10.0	8.6	-1.4	-14

Source: Fehr & Peers, 2014

**Question C – Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks**

This question is not specifically addressed in the 2004 EIR. However, the project site is not located in the vicinity of a public airport or private airstrip or located within an airport land use plan. The nearest airport to the project site is the Lincoln Regional Airport, located approximately five miles to the northwest. There are no significant new circumstances resulting in new impacts or new information requiring new analysis related to air traffic patterns.

**Question D – Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) (2004 EIR Impacts T-2 and T-10)**

As discussed in the 2004 EIR Impact T-10, General Plan buildout conditions, the traffic volume on English Colony Way between Sierra College Boulevard and Clark Tunnel Road would reach a recommended threshold for safety improvements with or without the BRSP. Mitigation Measure T-H requires that the Applicant pay pro-rata fair share of the cost to add shoulders and improve vertical and horizontal curves along English Colony Way.

No major capacity improvements have occurred to English Colony Way since certification of the 2004 EIR.

English Colony Way still has many of the same deficiencies as previously identified in the 2004 EIR. As shown in **Table 3.17-5**, the 2014 BRSP would reduce the number of project related trips on English Colony Way, reducing the severity of this impact.

The 2004 EIR Impact T-2 addresses potential changes at the intersection of Sierra College Boulevard and the I-80 eastbound ramps with the approval of the BRSP. This intersection is located immediately adjacent to the Sierra College Boulevard overpass to I-80, a narrow, short vertical curve that did not meet the standards for vertical clearance between the bottom of the structure and I-80. Mitigation Measure T-C requires the Applicant to pay pro-rata fair share of reconstruction of the I-80/Sierra College Boulevard interchange. Reconstruction of the I-80/Sierra College interchange was completed in 2009.

The 2004 EIR Impact T-21 addressed potential safety concerns associated with two golf cart crossings on Bickford Ranch Road. Because the golf course would be eliminated under the 2014 BRSP, these potential impacts would no longer occur. Mitigation Measures T-P (Provide signing and striping on Bickford Ranch Road at the golf cart crossings) and T-Q (Define an acceptable golf cart crossing plan) are proposed for deletion because golf course facilities are no longer proposed in the 2014 Project.

There are no new circumstances resulting in new impacts or new information requiring new analysis related to design feature hazards. Therefore, the conclusions of the 2004 EIR regarding impacts to transportation design hazard remain valid and no further analysis is required.

## **Question E – Result in inadequate emergency access**

As discussed in Section 7.3.9 of the 2004 EIR, Clark Tunnel Road from SR 193 south to the proposed Bickford Ranch Road would be utilized for emergency access. An additional access road via Bickford Ranch Road would provide emergency access/exit. The circulation plan for the 2014 BRSP, shown in Figure 4-1 of **Attachment 1**, provides for three emergency vehicle access points: Clark Tunnel Road (north and south) and Woodsdale Court access. There are no new circumstances resulting in new impacts or new information requiring new analysis related to emergency access. Therefore, the conclusions of the 2004 EIR regarding impacts associated with emergency access remain valid and no further analysis is required.

## **Question F – Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities (2001 EIR, Impacts T-19 and T-20)**

The 2004 EIR Impact T-19 addressed impacts associated with increased demand for transit. The 2004 EIR concluded that with the implementation of Mitigation Measures T-M (Enhance park-and-ride lot and provide two bus stops), and T-N (Participate in fair share of the cost of limited transit services), impacts would be reduced to less than significant. However, because no mechanism to implement Mitigation Measure T-N was available, the 2004 EIR concluded the impact was potentially significant. The 2014 BRSP maintains the overall unit count. The transit demand assessment would not change from the analysis conducted in the 2004 EIR. Although the 2014 BRSP would eliminate the park and ride lot within the project site, it would construct enhancements to an existing park and ride lot located on the west side of Sierra College Boulevard, north of Sage Avenue and south of SR 193, which would provide the same level of mitigation (refer to revised Mitigation Measure T-M in Section 3.7.3). There are no new circumstances resulting in new impacts or new information requiring new analysis related to transit services. Therefore, the conclusions of the 2004 EIR regarding impacts associated with transit remain valid and no further analysis is required.

The 2004 EIR Impact T-20 addressed impacts associated with increased demand for recreational and transportation related bicycle facilities. The 2004 EIR found that with implementation of Mitigation Measure T-O (Provide Class II bike lanes on Bickford Ranch Road and Lower Ranch Road) impacts would be reduced to less than significant. As shown on Figure 4-2 of **Attachment 1**, the 2014 BRSP would include 11.3 miles of multi-purpose trail, 14.2 miles of Class I bikeways, 14.2 miles of Class II bikeways, and 5.9 miles of neighborhood trails. The project would include minor modifications to the biking network established in the 2004 BRSP, but would be adjusted to reflect the changes to the roadway network as part of the 2014 BRSP. Mitigation Measures under the 2004 BRSP would continue to apply. There are no new circumstances resulting in new impacts or new information requiring new analysis related to bicycle facilities. Therefore, the conclusions of the 2004 EIR regarding impacts associated with bicycle facilities remain valid and no further analysis is required.

### **3.17.3 MITIGATION MEASURES**

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with traffic and circulation. As described above in **Section 3.17.2**, some of

these measures would continue to remain applicable, some require revisions, some are no longer relevant and thus are recommended for deletion, and one is added. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure T-A:</b> Prepare and implement construction traffic management plans for on-site construction activities for Bickford Ranch Road and Sierra College Boulevard, and coordinate with appropriate agencies in the preparation and implementation of construction traffic management plans for required off-site improvements.	No Change	N/A
<b>Mitigation Measure T-B:</b> Implement a community relations program during on-site construction, and coordinate with appropriate agencies in the implementation of a community relations program during construction of required on-site and off-site improvements.	No Change	N/A
<b>Mitigation Measure T-C:</b> Pay pro-rata fair share of reconstruction of the I-80/Sierra College Boulevard Interchange.	No Change	N/A
<b>Mitigation Measure T-D:</b> Pay pro-rata fair share to widen Sierra College Boulevard from two to four lanes from Taylor Road to I-80.	Revise	Revised to specify payment of the SPRTA Fee.
<b>Mitigation Measure T-E:</b> Deleted	No Change	Mitigation Measure T-E was deleted in the 2004 Final Addendum.
<b>Mitigation Measure T-F:</b> Pay pro-rata fair share of adding a second westbound left-turn lane on Taylor Road at the Sierra College Boulevard intersection.	No Change	N/A
<b>Mitigation Measure T-G:</b> Pay pro-rata fair share widening Sierra College Boulevard from four to six lanes from Taylor Road to Granite Drive.	No Change	N/A
<b>Mitigation Measure T-H:</b> Pay pro-rata fair share of the cost to add shoulders and improve vertical and horizontal curves along English Colony Way.	No Change	N/A
<b>Mitigation Measure T-I:</b> Participate in any development-based funding of solutions to I-80 congestion if adopted by Placer County.	No Change	N/A

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure T-J:</b> Deleted	No Change	Mitigation Measure T-J was deleted in the 2004 Final Addendum.
<b>Mitigation Measure T-K:</b> Pay pro-rata fair share of adding a westbound right-turn lane on King Road at Sierra College Boulevard intersection.	No Change	N/A
<b>Mitigation Measure T-L:</b> Deleted	No Change	Mitigation Measure T-L was deleted in the 2004 Final Addendum.
<b>Mitigation Measure T-M:</b> Provide park-and-ride lot and two bus stops.	Revise	Revise to reflect that park and ride improvements are proposed off-site and that one bus stop may be adjacent to the park and ride lot.
<b>Mitigation Measure T-N:</b> Participate in fair share cost of limited transit services.	No Change	N/A
<b>Mitigation Measure T-O:</b> Provide Class II bike lanes on Bickford Ranch Road and Lower Ranch Road.	Revise	Revise to reflect roadways in 2014 BRSP and Class II facilities planned.
<b>Mitigation Measure T-P:</b> Provide signage and striping on Bickford Ranch Road at the golf cart crossing.	Delete	Golf cart crossings are no longer relevant in the 2014 BRSP modifications, therefore Mitigation Measure T-P is deleted.
<b>Mitigation Measure T-Q:</b> Work with Placer County to define an acceptable Golf Cart Crossing Plan.	Delete	Golf cart infrastructure is not included in the 2014 BRSP because the 2014 BRSP does not include a golf course and related facilities. Mitigation Measure T-Q is no longer relevant and is deleted.
<b>Mitigation Measure T-R:</b> Construct a third lane on Sierra College Boulevard opposite the project boundaries.	Revise	Revise to reflect frontage and widening improvements to Sierra College Boulevard.
<b>Mitigation Measure T-S:</b> Install a traffic signal at the intersection of Sierra College Boulevard and the unnamed road north of Lower Ranch Road, south of SR 193.	Delete	Traffic signal analysis in 2014 Traffic Sufficiency Analysis ( <b>Attachment 3</b> ) identified locations where signals are required in the 2014 BRSP. A signal at Sierra College Boulevard/unnamed road north of the Lower Ranch Road is no longer required. Signal at Sierra College Boulevard and Twelve Bridges Drive is required.

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
		Mitigation Measure T-V is added to reflect the Sierra College Boulevard/Twelve Bridges signal.
<b>Mitigation Measure T-T:</b> Pay pro-rata fair share for widening Sierra College Boulevard between King Road and Taylor Road from two to four lanes.	Revise	Revise to specify payment of the SPRTA Fee.
<b>Mitigation Measure T-U:</b> Pay pro-rata fair share of a second additional southbound left-turn lane on southbound Sierra College Boulevard at the intersection with King Road.	No Change	N/A
<b>Mitigation Measure T-V:</b> Pay pro-rata fair share (SPRТА Fee) for construction of a traffic signal at the Sierra College Boulevard/Twelve Bridges Drive intersection. This signal shall be installed prior to issuance of the 750 <sup>th</sup> building permit within the project.	Addition	Mitigation Measure T-V added consistent with recommendation of Traffic Sufficiency Analysis ( <b>Attachment 3</b> ) to include 2014 Project's obligation to Sierra College Boulevard/Twelve Bridges signal.

**Proposed Modifications to MMRP**

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font:

- **Mitigation Measure T-A:** Prepare and implement construction traffic management plans for on-site construction activities for Bickford Ranch Road and Sierra College Boulevard, and coordinate with appropriate agencies in the preparation and implementation of construction traffic management plans for required off-site improvements (NO CHANGE)
- **Mitigation Measure T-B:** Implement a community relations program during on-site construction, and coordinate with appropriate agencies in the implementation of a community relations program during construction of required on-site and off-site improvements (NO CHANGE)
- **Mitigation Measure T-C:** Pay pro-rate fair share on reconstruction of the I-80/Sierra College Boulevard Interchange (NO CHANGE).
- **Mitigation Measure T-D:** Pay pro-rata fair share (SPRТА Fee) to widen Sierra College Boulevard from two to four lanes from Taylor Road to I-80

Mitigation Measure T-D applies to Impact T-4.

Under Existing Plus Project traffic conditions, this section of roadway should be widened to four lanes.<sup>6</sup>

- **Mitigation Measure T-E:** Deleted in 2004 Final Addendum (NO CHANGE)
- **Mitigation Measure T-F:** Pay pro-rata fair share of adding a second westbound left-turn lane on Taylor Road at the Sierra College Boulevard intersection (NO CHANGE)
- **Mitigation Measure T-G:** Pay pro-rata fair share of widening Sierra College Boulevard from four to six lanes from Taylor Road to Granite Drive (NO CHANGE)
- **Mitigation Measure T-H:** Pay pro-rata fair share of the cost to add shoulders and improve vertical and horizontal curves along English Colony Way (NO CHANGE)
- **Mitigation Measure T-I:** Participate in any development-based funding of solutions to I-80 congestion if adopted by Placer County (NO CHANGE)
- **Mitigation Measure T-J:** Deleted in 2004 Final Addendum (NO CHANGE)
- **Mitigation Measure T-K:** Pay pro-rata fair share of adding a westbound right-turn lane on King Road at Sierra College Boulevard intersection (NO CHANGE)
- **Mitigation Measure T-L:** Deleted in 2004 Final Addendum (NO CHANGE)
- **Mitigation Measure T-M:** ~~Provide~~ Enhance park-and-ride lot and provide two bus stops

Mitigation Measure T-M applies to Impacts T-19, A-3 and A-4.

The Applicant ~~shall propose to enhance (striping, repaving) the existing park and ride lot located on the west side of Sierra College Boulevard near SR 193~~ provide a park and ride lot at the Village Commercial Center, and provide two bus stops adjacent to the park and ride lot and/or within the project area. Bus stops shall consist of paved area for bench and future bus stop improvements. These project features would contribute to reducing the unmet transit needs generated by the proposed project, but would not reduce them to a less-than-significant level.

- **Mitigation Measure T-N:** Participate in fair share cost of limited transit services (NO CHANGE)
- **Mitigation Measure T-O:** Provide Class II bike lanes on Bickford Ranch Road, School Ranch Road, and Grand Ridge Drive. ~~and Lower Ranch Road~~

Mitigation Measure T-O applies to Impacts T-20, A-3 and A-4.

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<sup>6</sup> Sierra College Boulevard was widened to four lanes and funded by SPRTA.

The Applicant ~~shall propose~~ to construct Class II bike lanes on Bickford Ranch Road, School Ranch Road and Grand Ridge Drive, ~~and Lower Ranch Road~~. These roadways would connect with existing and planned adjacent roadways outside the project area, and contribute to meeting the demand for recreational and transportation-related bicycle trips generated by proposed project residents and others.

- ~~▪ **Mitigation Measure T-P:** Provide signage and striping on Bickford Ranch Road at the golf cart crossing~~

~~Mitigation Measure T-P applies to Impact T-21.~~

~~The Applicant has proposed some signing and striping at two crossings of Bickford Ranch Road, a public street. The proposed design raises safety issues due to the location of the crossings, the potential speed on Bickford Ranch Road and the lack of traffic control. The Applicant shall work with Placer County to define an acceptable plan for these crossings that address safety concerns.~~

- ~~▪ **Mitigation Measure T-Q:** Work with Placer County to define an acceptable Golf Cart Crossing Plan~~

~~Mitigation Measure T-Q applies to Impact T-21.~~

~~Similar to Mitigation Measure T-P, above, the Applicant shall work with Placer County to define a plan for golf cart crossings at Bickford Ranch Road. This plan must be approved by the Placer County Board of Supervisors.~~

- **Mitigation Measure T-R:** Construct a third lane on required frontage improvements on Sierra College Boulevard, including widening, ~~opposite the project boundaries~~

Mitigation Measure T-R applies to Impact T-22.

In order to comply with the provisions of General Plan Policy 3.A.2, the Applicant will construct required frontage improvements on Sierra College Boulevard, including roadway widening. ~~These improvements shall consist of a third through lane on the west side of the roadway for the length of the project boundary.~~

- ~~▪ **Mitigation Measure T-S:** Install a traffic signal at the intersection of Sierra College Boulevard and the unnamed road north of Lower Ranch Road, south of SR 193.~~

~~Mitigation Measure T-S applies to Impact T-23.~~

- **Mitigation Measure T-T:** Pay pro-rata fair share (SPRTA Fee) for widening Sierra College Boulevard between King Road and Taylor Road from two to four lanes

Mitigation Measure T-T applies to Impact T-4.

- **Mitigation Measure T-U:** Pay pro-rata fair share of a second additional southbound left-turn lane on southbound Sierra College Boulevard at the intersection with King Road (NO CHANGE)
- **Mitigation Measure T-V:** Pay pro-rata fair share (SPRTA Fee) for construction of a traffic signal at the Sierra College Boulevard/Twelve Bridges Drive intersection. This signal shall be installed prior to issuance of the 750<sup>th</sup> building permit within the project.

Mitigation Measure T-V applies to Impacts T-14 and T-23.

### **3.17.4 CONCLUSION**

The 2014 BRSP modifications would not lead to new or substantially more severe significant traffic and transportation impacts. With the proposed revisions to the MMRP outlined in **Section 3.17.3**, the conclusions of the 2004 EIR regarding impacts associated with transportation and traffic remain valid.

### 3.18 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Impacts PS-4, PS-5, PS-6, PS-7, PS-8, PS-9, PS-10, and PS-11  2001 EIR p.6-15 - 6-20  2004 Addendum p. 29 – 32	No	No	Yes
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Impacts PS-4, PS-5, PS-6, PS-7, PS-8, PS-9, PS-10, and PS-11  2001 EIR p.6-15 - 6-20  2004 Addendum p. 29 – 32	No	No	Yes

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Impacts H-1 and H-2  2001 EIR p. 12-8 - 12-11  2004 Final Addendum p. 58	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impacts PS-1, PS-2, and PS-3  2001 EIR p. 6-13 - 6-15  2004 Final Addendum p. 26 – 29	No	No	Yes
e) Meet required recycled water reclamation criteria, or result in demand that would exceed available recycled water supply?	N/A	No	No	N/A

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
f) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Impacts PS-4, PS-5, PS-6, PS-7, PS-8, PS-9, PS-10, and PS-11  2001 EIR p.6-15 - 6-20  2004 Addendum p. 29 – 32	No	No	Yes
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Impacts PS-26 and PS-27  2001 EIR p.6-29 - 6-30  2004 Addendum p. 37 – 38	No	No	N/A
h) Comply with federal, state, and local statutes and regulations related to solid waste?	Impacts PS-26 and PS-27  2001 EIR p.6-29 - 6-30  2004 Addendum p. 37 – 38	No	No	N/A

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
i) Create demand for natural gas, electricity, telephone, and other utility services that cannot be met?	Impacts PS-12, PS-13, PS-14, PS-15, PS-16, PS-17, and PS-28  2001 EIR p.6-20 - 6-23 and p. 6-30 – 6-31  2004 Addendum p. 32 – 33 and 38	No	No	N/A

### 3.18.1 CHANGES TO BACKGROUND CONDITIONS AND REGULATORY SETTING

The 2004 EIR included a comprehensive analysis of potential impacts to public utilities. The regional and local setting applicable to the 2014 BRSP remains generally the same as described in Chapter 6.0, Public Services and Utilities of the 2001 EIR. Changes that have occurred regarding public services that would serve the project since the 2004 EIR, are discussed within **Section 3.15.2**, as applicable. The evaluation of potential new impacts resulting from the implementation of the proposed 2014 BRSP modifications is based, in part, on the following:

- Updated *Bickford Ranch Water Master Plan* dated July 16, 2014 (**Attachment 16**)
- *Bickford Ranch Specific Plan Sanitary Sewer Master Plan Update*, dated July 31, 2014 (**Attachment 17**)
- *Bickford Ranch Water Conservation Plan* dated October 2, 2015 (**Attachment 2**)
- *Bickford Ranch 2001 vs 2013 Title-24 Comparison* dated October 24, 2014 (**Attachment 18**)
- *Bickford Ranch Update Project Drainage Study* dated July 2, 2014 (**Attachment 11**)

A summary of changes to the regulatory environmental setting since the 2004 EIR is provided below.

## Placer County General Plan

The following goals and policies relevant to the 2014 BRSP public utilities analysis were either modified or added in the 2013 General Plan:

- Policy G-1            The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged. (Modified; Previously Policy 2.G.1)
- Policy G-2            The County shall promote land use patterns that encourage energy efficiency, to the extent feasible, and encourage efficient energy use in new development, including but not limited to access to non-auto transit, use of traffic demand management, and water-efficient landscaping. (Modified; Previously Policy 2.G.2)
- Policy G-3            The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical. (Added)
- Policy G-4            The County shall encourage participation in weatherization and energy efficiency programs sponsored by utility companies. (Added)
- Policy G-5            The County shall continue to encourage investments in energy efficiency in multifamily properties through the mPower Placer program and seek mechanisms to expand the program to include single-family residences. (Added)
- Policy 4.D.4           The County shall require developments needing new connections to construct wastewater conveyance facilities which are sized and located to provide sewer service based on permitted densities and applicable sewer shed area. Wastewater conveyance systems shall be designed for gravity flow. Where gravity conveyance systems are not feasible, the agency providing service may approve pumping service where a site specific engineering analysis demonstrates the long-term cost effectiveness of pumped facilities. (Added)
- Policy 4.D.5           The County shall require developments needing new connections to pay their fair share of the cost for future public wastewater facilities which support development based on the Placer County General Plan. The fair share will be based on the demand for these facilities attributable to the new development. (Added)
- Policy 4.D.10           The County shall require all public wastewater facilities to be designed and built to the current standards of the agency providing service. (Added)

Policy 4.G.1            The County shall require all new urban/suburban development, excluding rural development, to include provisions for solid waste collection. (Modified)

### **City of Lincoln General Plan**

The City of Lincoln revised and updated its general plan in March 2008. While the policies remain similar to those discussed in the 2004 BRSP analysis (EIR, p. 6-10, 6-11) in relation the wastewater treatment and disposal, some changes to the policies have occurred. The following policies relevant to the 2014 BRSP land use analysis were either added, modified, or deleted in the City of Lincoln’s 2008 General Plan (Note: policies that were simply renumbered are not listed here):

- Policy PFS-3.6            Disposal of Treated Water - The City shall use the best available control technology appropriate to dispose of treated effluent based upon factors of reliability, economic feasibility, and the ability to meet discharge permit requirements. (Modified; Previously Policy PFE 3-9)
  
- Policy PFE 3-10           Determine the degree of wastewater treatment to be provided based on the requirements of the chosen disposal system. (Deleted)
  
- Policy PFS-3.9            *Sewer Connections* - The City shall approve connections to the City's existing sewer system and treatment plant on a first-come, first-served basis as secured through development agreements, building permits, or other financial agreements. (Modified; Previously PFE 3-12)
  
- Policy PFS-3.10           *Sewer Lines for New Development* – The City shall require new development to be responsible for construction of all sanitary sewer lines serving such development. Provision will be made allowing reimbursement from Third Parties, or credits against City wastewater fees (as approved by the Director of Public Works) should such lines result in an “over-sizing” for a particular development. (Added)
  
- Policy PFE 3-13           Maintain the existing treatment plant and site in public use upon completion of the new treatment plant. (Deleted)

### **3.18.2    IMPACT DISCUSSION**

#### **Question A, B, F – Impact Water or Wastewater Treatment Services? (2004 EIR Impacts PS-4, PS-5, PS-6, PS-7, PS-8, PS-9, PS-10, and PS-11)**

##### ***Water Treatment Facilities and Water Distribution Systems***

The 2004 EIR Impacts PS-4, PS-5, and PS-6 addressed potential impacts associated with water treatment facilities and water distribution systems. As concluded within the 2004 Final Addendum, Impact PS-5 and associated Mitigation Measure PS-A (Provide will-serve letter and participate in the Penryn/Lincoln/Sunset pipeline) are no longer applicable to the BRSP because the

Penryn/Lincoln/Sunset pipeline expansion was completed in 2002 in anticipation of the BRSP and other regional growth. Therefore, the 2004 Final Addendum deleted Mitigation Measure PS-A.

### Water Treatment Facilities

In 1926, the district boundary of the Nevada Irrigation District (NID) was expanded to include areas within the western portion of Placer County. The expansion was accomplished through the purchase of Pacific Gas and Electric's (PG&E's) Gold Hill system and came with an obligation to provide water service to the area. However, at the time of the 1926 NID expansion, a number of landowners opted not to be included in NID's service area within the expanded district boundary. These parcels have been identified by the NID as "Exclusion Areas" within NID's district boundary. As shown in **Figure 3-1**, the western portion of the BRSP Area lies within the NID district boundary, but is within a defined Exclusion Area and thus not part of NID's service area. Pursuant to a 2005 NID board directive, Exclusion Areas shall not be served by NID (including the Exclusion Area comprising the western portion of the BRSP Area), without first completing an annexation process with the LAFCO.<sup>7</sup> The Exclusion Area containing the western portion of the BRSP Area has been included within the NID's SOI since 1983.

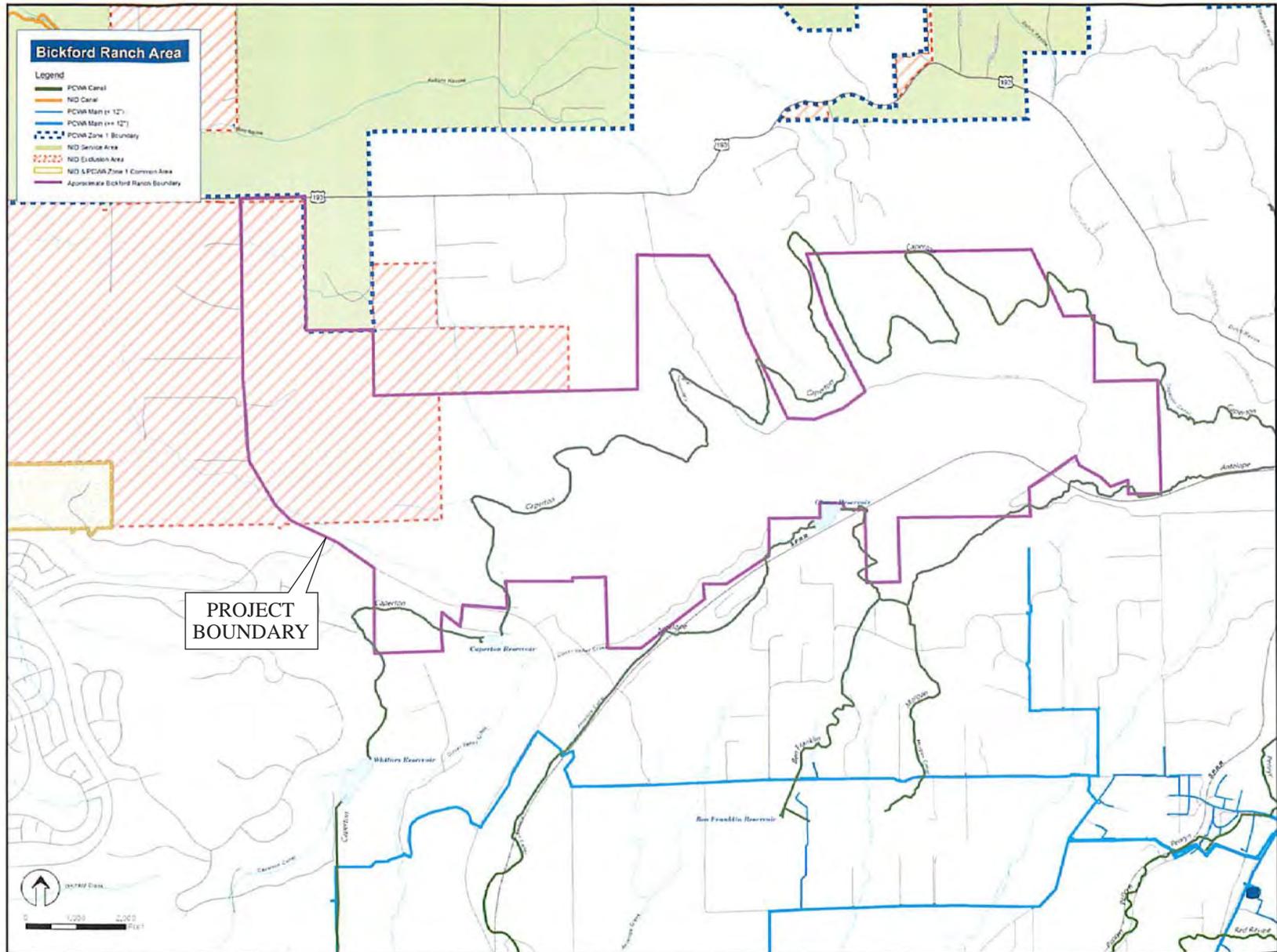
When the PCWA purchased PG&E's lower Placer Water System in 1968 it formed Zone 1. Zone 1 consisted of all of the lands within Placer County that either were already served or could be served by the purchased water system. The residents of Zone 1 voted to approve the purchase and passed revenue bonds which were repaid from property tax assessments, to fund for the acquisition of the system and improvements. The BRSP is within Zone 1; the project site is traversed by two PCWA canals and is a recipient of PCWA irrigation water service.

NID's boundary in Placer County overlaps with the service area of the PCWA's Zone 1 in several locations along an often common boundary. As a result of the overlapping service areas, NID and PCWA have a history of working together to provide water service in an efficient manner. PCWA and NID have entered into a 2005 Service Area Agreement, whereby PCWA and NID have periodically addressed the efficiency of providing water service within the areas of overlapping PCWA and NID service and avoiding the duplication of infrastructure. This agreement has been amended at least twice since 2005, to specifically identify parcels within the NID service area that are to be served most efficiently by PCWA, or vice-versa.

Since 1998, developers of the BRSP Area have worked with PCWA, as the anticipated water purveyor to the project site. The Water Supply Assessment prepared for the 2004 EIR indicates that PCWA has adequate water supplies to serve the future needs of development within the BRSP Area. Although NID has not prepared a Water Supply Assessment with specific regard to the BRSP, NID's 2007 SOI Study indicates that the NID has adequate water supplies to extend water service to the Exclusion Areas within the NID's district boundary, which would include the western portion of the BRSP Area. NID is currently negotiating a tax sharing agreement as part of NID's broader strategy to annex many of the Exclusion Areas within the NID's district boundary, as identified in NID's 2007 SOI Study. It is anticipated that

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<sup>7</sup> For multi-county districts such as the NID, state law assigns exclusive jurisdiction to the LAFCO of the district's "principal" county, which is the Nevada County LAFCO in this case. However, such jurisdiction is permitted to be transferred to the LAFCO of the affected county, provided both LAFCO's agree. On February 19, 2015, the Nevada County LAFCO adopted Resolution 15-02, approving the transfer of jurisdiction to the Placer County LAFCO for NID annexations involving territory in Placer County.



continuing discussions between NID and PCWA will occur regarding efficient provision of water to the BRSP, and that an agreement between the two purveyors will be reached in accordance with the existing 2005 Service Area Agreement.

2004 EIR Impact PS-4 found that an increase in demand for surface water treatment from the 2004 BRSP would be offset by project fees that would support necessary expansions and improvements of the PCWA facilities to meet additional demand created by the project and other growth in the area. In particular, Impact PS-4 of the 2001 EIR identified the need for the expansion of the capacity of the Foothill Water Treatment Plant (WTP) to 55 million gallons per day (MGD) to accommodate the treatment demand of the 2004 BRSP (2.24 MGD average day demand). Since certification of the 2004 EIR, the Foothill WTP treatment capacity has expanded to 68 MGD and an additional WTP at Ophir and related transmission facilities have been proposed to treat American River water. As described under **Section 3.18.2, Question D**, with the implementation of the water-saving measures, the 2014 BRSP modifications would result in an approximately 67 percent reduction from the water demand of the 2004 BRSP. Consequently, the demand for water treatment would be similarly reduced. No new or substantially more severe significant impacts related to water treatment facilities and water distribution systems would occur as a result of the 2014 BRSP modifications. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the demand for water treatment facilities and water distribution systems. The conclusions in the 2004 EIR remain valid.

### Water Distribution Facilities

As described in Impact PS-6 of the 2004 Final Addendum, the 2004 BRSP proposed two alternative pipeline alignments to convey water from English Colony Way along Butler Road to the BRSP area. 2004 EIR Impact PS-6 addressed potential contamination of potable water supply where one of the proposed alternative pipeline alignments crossed under storm drainage culverts in Butler Road. The 2004 EIR determined that, with the incorporation of Mitigation Measure PS-B (Provide water pipeline improvements), this would be a less-than-significant impact. Instead of the alternative pipeline alignments proposed for the 2004 BRSP, the 2014 BRSP's point of connection to the PCWA system is at a proposed 30-inch pipeline southwest of the site, adjacent to parcel RR-07 (see Figure 7-1 of **Attachment 1**). However, as described in the 2014 Water Master Plan (**Attachment 16**), PCWA has also requested that Bickford Ranch construct a pipeline connecting the Bickford Ranch distribution system to the existing Butler Road pipeline terminus. This pipeline would be a 6-inch connection that would function to help flush the existing Butler Road pipeline, eliminate the current dead-end main, and minimize existing water quality concerns in that pipeline. The exact routing of this pipeline has not yet been determined; therefore, Mitigation Measure PS-B identified in the 2004 EIR would still be necessary if the proposed alignment crosses under storm drainage culverts in Butler Road. No new significant impacts or increased severity of impacts over those previously described in the 2004 EIR would occur.

As described in Section 7.1 of **Attachment 1**, future pipeline extensions within the 2014 BRSP would consist of an 18-inch pipeline and a 42-inch water transmission pipeline, both of which will connect to the proposed 30-inch pipeline at the southwest portion of the site. Service to the 2014 BRSP will be from the 18-inch water line and a network of 12-inch and 8-inch water lines through the site (see Figure 3 of **Attachment 16**). The on-site 18-inch and 12-inch pipelines will serve as the main water supply for the 2014 BRSP until such time as the 42-inch pipeline is connected to the proposed Ophir WTP and may

provide redundancy to the 2014 BRSP water supply system. Both pipelines will generally follow the alignment of Bickford Ranch Road through the 2014 BRSP. In addition to these pipelines, the 2014 BRSP includes other on-site water facilities such as two storage tanks, and two water pump stations. Storage tank #1 and pump station #1 would be located within Parcel PF-4 and storage tank #2 and pump station #2 are planned on Parcel PF-3. In a letter dated July 17, 2014, PCWA determined that the water system design proposed in the 2014 Water Master Plan will adequately serve potable water to the 2014 BRSP (PCWA, 2014). Background information regarding NID and PCWA's service in the BRSP area is included above. No new significant impacts over those previously described in the 2004 EIR would occur as a result of the 2014 BRSP modifications.

## **Wastewater**

The 2004 EIR Impacts PS-7 through PS-11 addressed the potential impacts associated with wastewater treatment facilities and collection and conveyance systems. See **Section 3.4.2, Question E** for a discussion of potential odors due to low wastewater flows addressed in 2004 EIR Impact PS-8.

### Wastewater Treatment

The 2004 EIR Impact PS-11 addressed potential impacts associated with wastewater treatment. As discussed in Impact PS-11 of the 2001 EIR, the project would result in an increased demand on the wastewater treatment system that would require the construction of additional treatment capacity. The 2004 EIR concluded that with the implementation of Mitigation Measure PS-H (Issue building permits only when sufficient wastewater treatment capacity exists or will exist at time of sewer connection) impacts to the water treatment system would be less than significant. Mitigation Measure P-H is no longer necessary because sufficient wastewater treatment capacity has been identified. As described in Impact PS-11 of the 2004 Final Addendum, on April 19, 2001, the Applicant entered into a Memorandum of Understanding (MOU) with the City of Lincoln to reserve 0.41 MGD wastewater treatment capacity at the City of Lincoln wastewater treatment plant (WWTP) based on obligated funds stipulated in the MOU, and to secure that the WWTP would sufficiently accommodate all wastewater associated with the BRSP. As described in the 2014 Sanitary Sewer Master Plan (**Attachment 17**), the City of Lincoln WWTP has a current permitted capacity average dry weather flow (ADWF) of 4.2 MGD. The existing ADWF into the plant is 2.8 MGD, leaving an existing capacity of 1.4 MGD. An additional 1.7 MGD is expected to be added to the capacity of the WWTP, and completed in 2015 (MackKay & Somps Civil Engineers, Inc., 2014). Mitigation Measures PS-G and PS-H are no longer required because sufficient wastewater treatment capacity has been identified. Therefore, Mitigation Measure PS-G was deleted with the 2004 Addendum and Mitigation Measure PS-H will be deleted with the 2014 BRSP.

The sewage demand for the 2014 BRSP is approximately 0.393 MGD based on the 2014 Sanitary Sewer Master Plan prepared for the 2014 BRSP and included as **Attachment 17**. These sewage generation rates do not factor in the water conservation measures described in **Attachment 17**, thus the actual volume of wastewater generated is expected to be lower. The 2004 BRSP sewer demand was approximately 0.43 MGD. The approximately 9 percent decrease in demand can be attributed to the elimination of the golf course and commercial lots under the 2014 BRSP modifications. Since the City of Lincoln WWTP has been expanded to have sufficient capacity to serve the 2014 BRSP pursuant to the MOU between the Applicant and the City of Lincoln, Mitigation Measures PS-G and PS-H are no longer necessary to reduce impacts to a less-than-significant level and were deleted with the 2004 Final

Addendum. Additionally, as described in the 2014 Sanitary Sewer Master Plan, the County has initiated the process to purchase an additional 0.4 MGD of ADWF of uncommitted capacity at the City of Lincoln WWTP pursuant to the terms of the Construction, Operations, and Joint Exercise of Powers Agreement between the County and the City of Lincoln. No new significant impacts or increased severity of impacts over those previously described in the 2004 EIR would occur.

### Wastewater Collection and Conveyance

The 2004 EIR Impacts PS-7, PS-9, and PS-10 addressed potential impacts associated with wastewater collection and conveyance. As described in Impact PS-7 of the 2001 EIR, potential impacts associated with an increased demand for sewage conveyance to the WWTP would be offset to a less-than-significant level by the design and construction of infrastructure improvements, including an off-site sewage conveyance pipeline.

Additionally, the 2004 EIR Impact PS-10 found that implementation of Mitigation Measures PS-E (Design off-site sewer pipeline per Placer County requirements) and PS-F (Design off-site sewer pipeline with watertight joints) would reduce potential water quality impacts to Auburn Ravine and groundwater due to leakage from off-site sewer pipelines.

Since certification of the 2004 EIR, a significant portion of the off-site sewer pipelines needed to connect the project site to the City of Lincoln WWTP have been completed. As described within the 2014 Sewer Master Plan included in **Attachment 17**, the proposed off-site trunk sewer system would convey wastewater from the BRSP via a 18-inch pipeline north along Sierra College Boulevard and westerly via gravity flow to the proposed Mid Western Placer Regional Sewer Project (MWPRSP) 42-inch stub-out within Highway 193, approximately 3,400 linear feet west of the intersection of Sierra College and Highway 193 (see Exhibit H of **Attachment 17**). The MWPRSP is currently under construction and scheduled to be completed in 2015. The 2014 Sanitary Sewer Master Plan reviewed the ability of the proposed 18-inch pipeline to serve the 2014 BRSP in addition to other service area demands and concluded that the 18-inch pipeline was adequate (MacKay & Somps, 2014). Once connected to the 42-inch line within Highway 193, the MWPRSP sewer system will ultimately connect to an existing sewer system within Highway 193, approx. 2,200 linear feet west of Stardust Lane, continue west along 193, head south along Ferrari Ranch Road, crossing Highway 65, and ultimately terminating at the City of Lincoln WWTP facility near Fiddymont Road. Because the 2014 BRSP continues to provide for design and construction of the needed off-site sewer pipeline, the potential impact from the increased demand for sewage conveyance would continue to be less than significant. No new significant impacts or increased severity of impacts over those previously described in the 2004 EIR would occur.

As described above, the sewer pipeline along Ferrari Ranch Road has been completed; therefore, the analysis of potential impacts to Auburn Ravine within 2004 EIR Impact PS-10 is no longer applicable to the BRSP. However, as described above, the 2014 BRSP continues to propose off-site sewer pipelines to connect the project site to the MWPRSP; therefore Mitigation Measures PS-E (Design off-site sewer pipeline per Placer County requirements) and PS-F (Design off-site sewer pipeline with watertight joints) are still applicable to the 2014 BRSP. With implementation of Mitigation Measures PS-E and PS-F of the adopted MMRP, no new significant impacts or increased severity of impacts over those previously described in the 2004 EIR would occur.

2004 EIR Impact PS-9 concluded that with the implementation of Mitigation Measure PS-D (Prepare and implement traffic and safety plan for maintenance of off-site sewer line), the public safety hazard due to maintenance activities along the alignment of the sewer pipeline would be reduced to a less-than-significant level. There are no new circumstances involving new significant impacts or substantially more severe impacts. Therefore, the conclusions in the 2004 EIR regarding potential impacts to public safety from sewer maintenance activities are still valid and no additional analysis is required.

### **Question C - Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities? (2004 EIR Impacts H-1 and H-2)**

Refer to **Section 3.10.2, Questions D and E** regarding stormwater drainage facilities. As described therein, the 2014 Drainage Study found that the 2014 BRSP modifications will result in a lower volume of runoff leaving the project site than previously estimated, reducing the volumetric impact to the Auburn Ravine watershed from 108 AF to 52 AF. Mitigation Measure H-C has been revised to ensure that 52 AF of storage is provided in the Auburn Ravine watershed, either through development of on-site basins or purchasing of storage volume in the City of Lincoln's Lakeview Farms Mitigation project. Therefore, with the proposed amendments to the MMRP, no new or substantially more severe significant impacts related to stormwater drainage would occur as a result of the 2014 BRSP modifications. The conclusions of the 2004 EIR regarding impacts associated with flooding remain valid and no further analysis is necessary.

### **Question D - Have sufficient water supplies available to serve the project? (2004 EIR Impacts PS-1, PS-2, PS-3)**

#### ***Treated Water***

Treated water would be supplied to the BRSP by PCWA. The 2004 EIR Impact PS-1 addressed the potential for impacts associated with the increased demand for treated surface water. As stated in Impact PS-1 of the 2001 Final Addendum, the 2004 BRSP would require less treated surface water than what was analyzed in the 2001 EIR (approximately 2.24 MGD average day demand), due to the reduction of residential units. The 2004 EIR found that PCWA's available surface water supply is more than adequate to supply the treated water demands of the 2004 BRSP and the proposed use is consistent with Placer County's policy to promote the use of surface water for suburban development (Policy 4.C.2); therefore, the impact to surface water supply would be less than significant.

The 2014 BRSP modifications would maintain the development of 1,890 residential units as established with the 2004 entitlements and would eliminate the commercial, high density residential, and golf course uses, which reduces the potable water demand of the BRSP. As determined within the 2014 Water Master Plan (**Attachment 16**) and updated in the Water Conservation Plan dated October 2, 2015 (**Attachment 2**), the total average day demand of the 2014 BRSP (including Open Space Multi-Use Areas) is approximately 1.07 MGD (1,195 acre feet per year [afy]) based on the current construction water use factors identified in the PCWA 2010 Urban Water Management Plan (UWMP). This represents an approximately 52 percent reduction from the water demand of the 2004 BRSP. Additionally, the BRSP includes water-saving measures aimed at reducing overall water demands for potable water to the extent feasible and practicable. As described in the Water Conservation Plan (**Attachment 2**), these measures would further reduce the estimated total water demand by approximately 0.32 MGD (364 afy). This

represents a 30.4 percent reduction from the estimated total average day demand for the 2014 BRSP. With the implementation of the water-saving measures, the 2014 BRSP modifications would result in an approximately 67 percent reduction from the water demand of the 2004 BRSP.

As described in the 2004 EIR, PCWA does not reserve potable water capacity for prospective customers. It requires that all developers enter into a pipeline extension or service order agreement with PCWA and pay all fees and charges required by PCWA, prior to making a commitment for service. As detailed in the 2004 Final Addendum, PCWA affirmed that sufficient water supplies existed to serve the 2004 BRSP in 1999 and again in 2004. Additionally, the PCWA 2010 UWMP adopted by the PCWA on June 16, 2011 determined that for the planning horizon required for the UWMP Act (2030 for the 2010 Update), and even through 2035, PCWA will be able to fully meet the demands of all zones during multiple dry year periods (PCWA, 2011). As with previous iterations of the UWMP, the 2010 UWMP includes the 2004 BRSP within its demand projections by projecting demand based upon General Plan growth. Therefore, because the 2014 BRSP would result in a reduced water demand compared to the 2004 BRSP, no new or substantially more severe significant impacts related to treated water demand would occur.

### ***Raw Water***

The 2004 EIR Impact PS-2 addressed the potential for impacts associated with the increased demand for raw water. As described in Impact PS-2 of the 2001 EIR, the Applicant currently has contracts with PCWA for 100 miner's inches of raw water from the Antelope Canal and 121 miner's inches from the Caperton Canal. The 2004 BRSP proposed to utilize approximately 163 miner's inches of the contracted raw water supply for irrigation of the golf course, 15 large residential parcels, common landscaped areas, and open space at the project site. The 2004 EIR found that because adequate hydraulic capacity exists, the demand of the 2004 BRSP would not exceed the available supply. Therefore, the impact to this resource was determined to be less than significant.

The elimination of the golf course as a result of the 2014 BRSP modifications would reduce the demand of raw water from the project. Therefore, no new or substantially more severe significant impacts related to raw water demand would occur.

### ***Groundwater***

The 2004 EIR Impact PS-3 addressed the potential for impacts associated with the increased demand for groundwater. As described in Impact PS-3 of the 2004 Final Addendum, under the 2004 BRSP individual wells would serve as domestic supply for 14 residential parcels. The 2004 EIR determined that based on available data analyzed for the 2001 EIR, uses of domestic wells for a limited number of parcels is feasible, provided that appropriate storage tank systems are used in cases where well yields are too low to sustain peak domestic flow demands for a single-family residence. Therefore, because of the small number of residences involved and the proposed use of raw water for irrigation of the affected parcels, the 2004 EIR concluded that the projected demand of the 2004 BRSP represents a less-than-significant impact to groundwater.

The 2014 BRSP would reduce the number of residential parcels that would be served by groundwater wells. Due to geography, parcel size, soil capability, and economic constraints, the 2014 BRSP may include up to four individual water wells to serve as domestic water supply on parcels in RR-06. This

results in an approximately 30 percent reduction in groundwater use from the 2004 BRSP. Therefore, no new or substantially more severe significant impacts related to groundwater demand would occur. Refer to **Section 3.10.2, Question B** for a discussion of the potential impacts relating to groundwater depletion.

### **Summary**

As described above, the 2014 BRSP would result in a reduction in potable water, raw water, and groundwater demand. The 2014 BRSP incorporates best available water conservation measures similar to those recently included in other Placer County water conservation plans that would achieve an additional 30.4 percent reduction from the base demands of the project. No new or substantially more severe significant impacts related to water demand would occur. The conclusions of the 2004 EIR regarding impacts relating to water supply remain valid and no further analysis is required.

### **Question E - Meet required recycled water reclamation criteria, or result in demand that would exceed available recycled water supply?**

This question is not specifically addressed in the 2004 EIR. However, BRSP does not intend to use recycled water; therefore, this topic is not applicable to the 2014 BRSP. There are no new circumstances resulting in new impacts or new information requiring new analysis related to recycled water supply.

### **Question G, H – Be served by a landfill with sufficient permitted capacity and Comply with federal, state, and local statutes and regulations related to solid waste? (2004 EIR Impacts PS-26 and PS-27)**

2001 EIR Impacts PS-26 and PS-27 concluded that the potential impacts from increased demand for solid waste hauling and disposal were less than significant. The Western Regional Sanitary Landfill (WRSL) that would serve the project site currently has a permitted design capacity of 36,350,000 cubic yards and a remaining capacity of 25,386,466 cubic yards, as of July 2014 (Ulmer, 2014). Under current land use and development conditions in Placer County, the landfill has a permitted lifespan extending to 2058 (Johnson, 2013). The land fill is permitted to accept 1,900 tons per day and 624 vehicles per day; it currently receives an average of 638 tons per weekday and 86 vehicles per day (average as of July 2014). As described in the Specific Plan for the 2014 BRSP (**Attachment 1**), solid waste generated at the project site would be collected by Recology Auburn Placer, a private collection firm.

The 2014 BRSP modifications would maintain the development of 1,890 residential units as established with the 2004 entitlements and would eliminate the commercial, high density residential, and golf course uses which reduces the solid waste generated by the BRSP. Based on the estimated solid waste generation provided in Table 6-9 of the 2001 EIR, the 2014 BRSP would generate approximately 2,561.3 tons/year. This results in an approximately 4 percent reduction in solid waste generation from what was analyzed within the 2001 EIR. Because the WRSL continues to have ample capacity to accommodate the solid waste generated by the 2014 BRSP and because Recology Auburn Placer would be compensated for increased demand through payment of fees, no new or substantially more severe significant impacts related to solid waste would occur. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the transport and disposal of solid waste. The conclusions in the 2004 EIR remain valid.

## **Question I - Create demand for natural gas, electricity, telephone, and other utility services that cannot be met (2004 EIR Impacts PS-12, PS-13, PS-15, PS-16, PS-17, and PS-28)**

The 2004 EIR addressed the following demands for public utilities resulting from the BRSP: demand for electricity (Impact PS-12), the electric distribution network (Impact PS-13), potential effects of magnetic fields (Impact PS-14), natural gas (Impact PS-15), the natural gas distribution system (Impact PS-16), consumption of energy resources during project operations (Impact PS-17), and telephone and cable services (Impact PS-28). The 2001 EIR provides a complete analysis of each impact, concluding that the BRSP would result in less-than-significant impacts relating to natural gas, electricity, telephone, and other utility services and no mitigation would be required. The 2014 BRSP modifications would maintain the development of 1,890 residential units as established with the 2004 entitlements and would eliminate the commercial, high density residential, and golf course uses, which would reduce the demand for natural gas, electricity, telephone, and other utility services by the BRSP. Additionally, as described in the memo included in **Attachment 18**, the 2014 BRSP will be constructed to meet the 2013 Title-24 Code, as opposed to the 2001 Title-24 code that the 2004 BRSP would have adhered to. This will reduce the total energy use of the project by 35 percent per residential unit. Therefore, no new or substantially more severe significant impacts related to natural gas, electricity, telephone, and other utility services would occur. There are no new circumstances or new information of substantial importance resulting in new significant impacts related to electricity, natural gas, and other utility services. The conclusions in the 2004 EIR remain valid.

### **Cumulative**

The 2004 EIR concluded that impacts of the 2004 BRSP in combination with impacts of past, present, and reasonably foreseeable projects would not have a significant adverse impact on water, wastewater, electricity, natural gas, energy, or other community services. As discussed above, 2014 BRSP modifications would eliminate the commercial, high density residential and golf course uses which would reduce the demand for public utilities and service systems from the 2004 BRSP. Therefore, the 2014 BRSP modifications would not create new or substantially more adverse cumulative impacts to public utilities and service systems than those disclosed in the in the 2004 EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures, listed below in **Section 3.18.3**. The conclusions regarding cumulative impacts to public utilities and service systems contained in the 2004 EIR remain valid.

### **3.18.3 MITIGATION MEASURES**

The following Mitigation Measures in the adopted MMRP for the BRSP were referenced in the 2004 EIR analysis of impacts associated with public utilities and service systems. As described above in **Section 3.18.2**, some of these measures would continue to remain applicable, some require revisions, and one is no longer relevant and thus is recommended for deletion. The following chart summarizes the proposed revisions to the MMRP:

Mitigation Measure	Proposed Revisions?	Explanation of Revisions
<b>Mitigation Measure PS-A:</b> Deleted.	No Change	Mitigation Measure PS-A was deleted in the 2004 Final Addendum.
<b>Mitigation Measure PS-B:</b> Provide water pipeline improvements.	No Change	N/A
<b>Mitigation Measure PS-C:</b> Provide for increased hydraulic loading, maintenance, or special design to prevent odor and blockages in off-site sewer pipelines until flows from other sources are sufficient to ensure adequate velocity, if and when such conditions arise.	No Change	N/A
<b>Mitigation Measure PS-D:</b> Prepare and implement traffic and safety plan for maintenance of off-site sewer line.	No Change	N/A
<b>Mitigation Measure PS-E:</b> Design off-site sewer pipeline per Placer County requirements.	No Change	N/A
<b>Mitigation Measure PS-F:</b> Design off-site sewer pipeline with watertight joints.	No Change	N/A
<b>Mitigation Measure PS-G:</b> Deleted.	No Change	Mitigation Measure PS-G was deleted in the 2004 Final Addendum.
<b>Mitigation Measure PS-H:</b> Issue building permits only when sufficient wastewater treatment capacity exists or will exist at time of sewer connection.	Delete	Mitigation Measure PS-H is no longer required because sufficient wastewater treatment capacity has been identified.

## Proposed Modifications to MMRP

Proposed revisions to the MMRP are shown in underline, and text deletions are shown in ~~strikeout~~ font.

- **Mitigation Measure PS-A:** Deleted in the 2004 Final Addendum (NO CHANGE)
- **Mitigation Measure PS-B:** Provide water pipeline improvements. (NO CHANGE)
- **Mitigation Measure PS-C:** Provide for increased hydraulic loading, maintenance, or special design to prevent odor and blockages in off-site sewer pipelines until flows from other sources are sufficient to ensure adequate velocity, if and when such conditions arise. (NO CHANGE)
- **Mitigation Measure PS-D:** Prepare and implement traffic and safety plan for maintenance of off-site sewer line. (NO CHANGE)

- **Mitigation Measure PS-E:** Design off-site sewer pipeline per Placer County requirements. (NO CHANGE)
- **Mitigation Measure PS-F:** Design off-site sewer pipeline with watertight joints. (NO CHANGE)
- **Mitigation Measure PS-G:** Deleted in the 2004 Final Addendum (NO CHANGE)
- **Mitigation Measure PS-H:** Issue building permits only when sufficient wastewater treatment capacity exists or will exist at time of sewer connection—(DELETE)

Mitigation Measure PS-H applies to Impact PS-11.

~~Placer County and other local agencies served by the LWWTP should carefully track the progress of WWTP construction for both plants, and coordinate with the City of Lincoln and the JPA to track actual flows to the WWTP(s) over the next four years. Building permits for previously approved projects and the proposed project should only be issued to the extent that sewage treatment capacity is available at the time the permits are issued, or to the extent that adequate treatment capacity can be assured at the time of actual sewer connection. If unforeseen delays in design, permitting, or construction of the WWTP improvements are encountered, then portions of the proposed project may need to be delayed. Preventing construction of facilities that would cause the capacity of the treatment system to be exceeded would fully mitigate this potentially significant impact, and the residual impact would be less than significant. Assurance of adequate wastewater treatment capacity will be provided in writing by the City of Lincoln to Placer County, and will include a statement that current (as of the date of the statement) capacity exists, or that construction is under way (as of the date of the statement) that will provide such capacity.~~

### **3.18.4 CONCLUSION**

No new circumstances have occurred nor has any substantially new information been found that demonstrate that new or substantially more severe significant impacts related to public services serving the project would occur. Therefore, the conclusions of the 2004 EIR remain valid and the approval of the 2014 BRSP would not result in any new significant impacts to the issue areas discussed in this section.

### 3.19 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Area	Where Impact Was Analyzed in the 2004 EIR	Do Proposed Modifications or New Circumstances Result in New or More Severe Significant Impacts?	Any Substantially Important New Information Resulting in New or More Severe Significant Impacts?	Do Mitigation Measures in the Adopted 2004 MMRP or as Amended in this Addendum Address/ Resolve Impacts?
Would the project:				
a) Does the project have the potential to degrade the quality of the environment, 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	2001 EIR Chapter 13  2004 Final Addendum Section 3.10	No	No	Yes
b) 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)?	2001 EIR Section 16.5  2004 Final Addendum Section 3.16	No	No	Yes
c) Does the project have environment effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	2001 EIR Section 16.2 and 16.3  2004 Final Addendum Section 3.13 and 3.14	No	No	Yes

### **3.19.1 CONCLUSION**

As discussed in the environmental checklist above, with the incorporation of proposed revisions to the MMRP, the 2014 BRSP would not result in any new or substantially more severe direct or cumulative environmental impacts. The 2014 BRSP would reduce the development footprint by 287.8 acres, resulting in lesser impacts to biological and water resources, as well as reduced emissions, including GHG emissions. All approved mitigation in the 2004 MMRP and additional or revised mitigation identified in this checklist would be implemented; with incorporation of these mitigation measures, no new impacts would occur and no impacts would increase in severity.

# **SECTION 4.0**

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*LIST OF PREPARERS*

# SECTION 4.0

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## LIST OF PREPARERS AND PERSONS CONSULTED

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# **SECTION 5.0**

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*REFERENCES*

# SECTION 5.0

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