COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Morgan Knolls Residential Development (PSUB 20130316)

PROJECT DESCRIPTION: The project proposes a Dry Creek West Placer Community Plan Amendment, Rezone, Tentative Subdivision Map, and Variance to create a 61-lot single-family, residential subdivision with one- and two-story houses ranging from 6,000 to 11,663 square feet in size with associated common areas and utilities.

PROJECT LOCATION: Northeast corner of Walerga and PFE Road, Placer County

OWNER: Walerga/PFE Partnership, 1817 Maryal Drive, Sacramento, CA 95864

APPLICANT: The RCH Group, 11060 White Rock Road, Suite 150-A, Rancho Cordova, CA 95670

The comment period for this document closes on **March 25, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Wednesday, February 25, 2015

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

MITIGATED NEGATIVE DECLARATION (Modified)

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

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

PROJECT INFORMATION

Title: Morgan Knolls Residential Development	**Project #** PSUB 20130316
Description: The project proposes a Dry Creek West Placer Community Plan Amendment, Rezone, Tentative Subdivision Map, and Variance to create a 61-lot single-family, residential subdivision with one- and two-story houses ranging from 6,000 to 11,663 square feet in size with associated common areas and utilities.	
Location: Northeast corner of Walerga and PFE Road, Placer County	
Project Owner: Walerga/PFE Partnership, 1817 Maryal Drive, Sacramento, CA 95864	
Project Applicant: The RCH Group, 11060 White Rock Road, Suite 150-A, Rancho Cordova, CA 95670	
County Contact Person: Lisa Carnahan	530-745-3067

PUBLIC NOTICE

The comment period for this document closes on **March 25, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx), Community Development Resource Agency public counter, and at the Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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

COUNTY OF PLACER
Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP
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3091 County Center Drive, Suite 190 ● Auburn ● California 95603 ● 530-745-3132 ● fax 530-745-3080 ● www.placer.ca.gov

INITIAL STUDY & CHECKLIST (Modified)

The Initial Study & Checklist was posted for a 30-day public review from January 19, 2015 to February 18, 2015. Subsequent to the public posting, it was discovered that an amendment to the Dry Creek West Placer Community Plan would be required for the proposed project.

The Dry Creek West Placer Community Plan provides land use designations (as an extension of the Placer County General Plan) in the area of the County that includes the project site. The proposed project, which has a density of approximately 3.5 dwelling units per acre, would require land use changes from Commercial and Low Density Residential to the newly-created land use designation of Medium Density Residential. The Initial Study has therefore been revised to clarify that along with the proposed rezone of the property, the Dry Creek West Placer Community Plan would need to be amended to reflect a new land use category of Medium Density Residential, with two to four dwelling units per acre. The Medium Density Residential land use designation would be applicable only to the proposed project site. No other land use designation changes within the Dry Creek West Placer Community Plan area are included with the proposed project.

The proposed zoning has also been modified from RS-AG-B-6 to RS-AG-B-X (with minimum lot areas, setbacks and widths as described below in the Project Description). The proposed amendment and change in the zoning does not affect the level of impacts previously discussed, as the number of proposed units and site design remains identical to the originally-proposed project. In addition to the proposed Community Plan amendment, a mitigation measure has been added under Discussion Item X-6 in the Land Use and Planning Section to address the affordable housing component of the project.

Lastly, the site acreage was corrected and other minor clarifications are added as well. Due to the inclusion of the mitigation measure and the proposed amendment to the Community Plan, the County is recirculating this Mitigated Negative Declaration for another 30-day public review beginning February 24, 2015.

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

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

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

Project Title: **Morgan Knolls Residential Development**	Plus# PSUB 20130316
Entitlement(s): Dry Creek West Placer Community Plan Amendment, Rezone, Tentative Subdivision Map, Variance	
Site Area: Approximately 16.4 acres	APN: 023-221-015-000
Location: Northeast corner of Walerga and PFE Road, Placer County	

A. BACKGROUND:

Project Description:
The proposed project is a 61-lot single-family, residential subdivision proposing one- and two-story houses. The project site is currently described in the Dry Creek West Placer Community Plan with both Commercial (approximately 8.9 acres) and Low Density Residential (approximately 7.5 acres) land use designations. The Community Plan currently has a Low Density Residential designation (one to two dwelling units per acre), as well as a High Density Residential designation (four to ten dwelling units per acre), but no designation for Medium Density Residential land uses. As a part of the proposed project, an amendment to the Community Plan would be required in order to establish a Medium Density Residential land use designation, consisting of two to four dwelling units per acre. Although the Commercial land use designation would allow for multi-family dwellings with approval of a Conditional Use permit, the Dry Creek West Placer Community Plan designation for this site would need to be changed to Medium Density Residential in order to accommodate the proposed 3.5 single-family residential dwelling units per acre (rather than multi-family). As discussed above, no other land use designation changes within the Dry Creek West Placer Community Plan area are included with the proposed project. The project site has split zoning, and is currently zoned Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) on the corner of Walerga and PFE Roads, and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) on the periphery. The entire parcel is proposed to be rezoned to Residential Single-Family, combining Agriculture, with a Building Site combining district (RS-AG-B-X, where the minimum lot area shall be 6,000 square feet, the front setback shall be 15 feet minimum to the building or side of garage, and 20 feet minimum to the front of garage, the side setbacks shall be a minimum of five feet for one story residences and seven and one-half feet for two-story residences, the rear setbacks shall be ten feet minimum for one-story residences and 20 feet minimum for two-story residences, and the minimum width of the lots shall be 55 feet for a corner lot and 50 feet for an interior lot.) The 61 residential lots range in size from approximately 6,071 square feet to 10,690 square feet. Approximately 54 of the 61 lots are between 7,000 square feet and 8,999 square feet, with an average of 7,624 square feet per lot.

Due to the anticipated market demand, the applicant desires to insure that it will be able to offer larger single story homes. To this end, the applicant requests a Variance to the following site development standards for Residential-Single-Family zoned parcels (Section 17.50.010 E.1 of the Placer County Zoning Code):

1. Site Coverage:
   a. Requirement – 40 percent maximum – one story; 35 percent maximum for two or more stories
   b. Requesting – 55 percent maximum – one story; 50 percent maximum – two stories (more than two stories will not be allowed).

These increases in site coverage can be attained while still maintaining the required side and rear setbacks, and will not be visible to passersby. The applicant proposes to construct at least 50 percent of the homes backing up to PFE and Walerga Roads as single-story residences.

Associated development would include construction of residential streets, sound walls on earthen berms, underground wet and dry utility construction, exterior flatwork, pole-mounted lights, typical residential landscaping, and a tot lot play area. The proposed project is anticipated to be implemented in two phases. The first phase would develop 21 residential lots on the northern portion and the second phase would develop the remaining 40 lots on the southern portion of the subdivision.

Public Facilities and Services
Fire and life safety services are proposed to be provided by Station 100 of the Placer County Fire Department, Dry Creek Battalion, in cooperation with the Department of Forestry and Fire Protection. School services are proposed to be provided by Dry Creek Joint Elementary School District and Roseville Joint Union High School District. The

proposed project would be served by the Placer County Parks District and Dry Creek Community Park is approximately 700 feet north of the project site.

Access and Circulation
The 61 residential lots would be served by an internal road system to be constructed with the project that provides access to the existing Placer County road network from the east side of Walerga Road (right-in, right-out only) and connects to the existing internal road system of the adjacent Hidden Crossing Subdivision. The project will have access through the existing Hidden Crossing Subdivision where Sword Dancer Drive intersects with PFE Road and at the right-in right out only intersection of Seabiscuit Drive with Walerga Road. Frontage Improvements where the project fronts PFE and Walerga Roads are included in the proposed project design.

Sanitary Sewer
Sanitary sewer service is proposed to be provided to the proposed project by Placer County Department of Facility Services. The project site would be annexed into the Placer County Service Area (CSA) 28 Zone 173. The proposed project would connect to the existing sewer constructed with the adjacent Hidden Crossing Subdivision and extend public sewer along the length of its Walerga Road frontage.

Water
The proposed project would be served by Cal-American Water (Cal-Am), a private water service provider. Cal-Am contracts with the Placer County Water Agency (PCWA) for reliable sources of potable water. The proposed project would connect to the existing water line system constructed with the adjacent Hidden Crossing Subdivision

Project Site (Background/Existing Setting):
The project site encompasses approximately 16.4 acres on the northeast corner of Walerga and PFE Roads, adjoining an approved single-family residential development comprised of 79 lots (Hidden Crossing). The project site is currently designated with Commercial and Low Density Residential land uses within the Dry Creek West Placer Community Plan. The project site is currently undeveloped, consisting mostly of dry grassland and trees spread sparsely throughout. The project site was used for agricultural purposes from approximately 1952 to 1981, and has been fallow land since approximately 1993.

Figure 1 shows the proposed project vicinity and **Figure 2** shows the adjacent land uses of the proposed project. See the end of this Initial Study for the Tentative Subdivision Map, Preliminary Grading and Utility Plan, and Preliminary Landscape Plan for the proposed project.

B. ENVIRONMENTAL SETTING:

TABLE 1

Location	Zoning	Dry Creek West Placer Community Plan	Existing Conditions and Improvements
Site	Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc), Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2)	Low Density Residential 1 – 2DU/Ac., Commercial	Vacant, Undeveloped
North	Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2)	Low Density Residential 1 – 2DU/Ac.	Hidden Crossing Residential Subdivision under Construction (approximately 2.73 DU/Ac.), Dry Creek Community Park
South	Residential Multi-Family, with a Density Limitation of 8 units per acre, combining Design Scenic Corridor (RM-DL8-Dc), Neighborhood Commercial, Use Permit required, combining Design Scenic Corridor (C1-UP-Dc)	Commercial, High Density Residential 4 – 10 DU/Ac.	Church, Schools, Residential
East	Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2)	Low Density Residential 1 – 2DU/Ac.	Hidden Crossing Residential Subdivision under construction, Morgan Creek Single Family Residential subdivision and Golf Course
West	Commercial Planned Development , combining Design Scenic Corridor (CPD-Dc), Riolo Vineyard Specific Plan area (SPL-RVSP)	Commercial, Low Density Residential Development Reserve 1 – 2 DU/Ac.	Agricultural Buildings, Single Family Residential, Farming and Equestrian Operations. Upcoming projects include the previously-approved Mariposa (Parcel J) subdivision, on the northwest corner of Walerga and P.F.E Roads, with a density of 3.5 DU/Ac. (a part of the Riolo Vineyard Specific Plan).

Source: Placer County Online GIS, accessed September 17, 2014

Figure 1: Project Vicinity Map

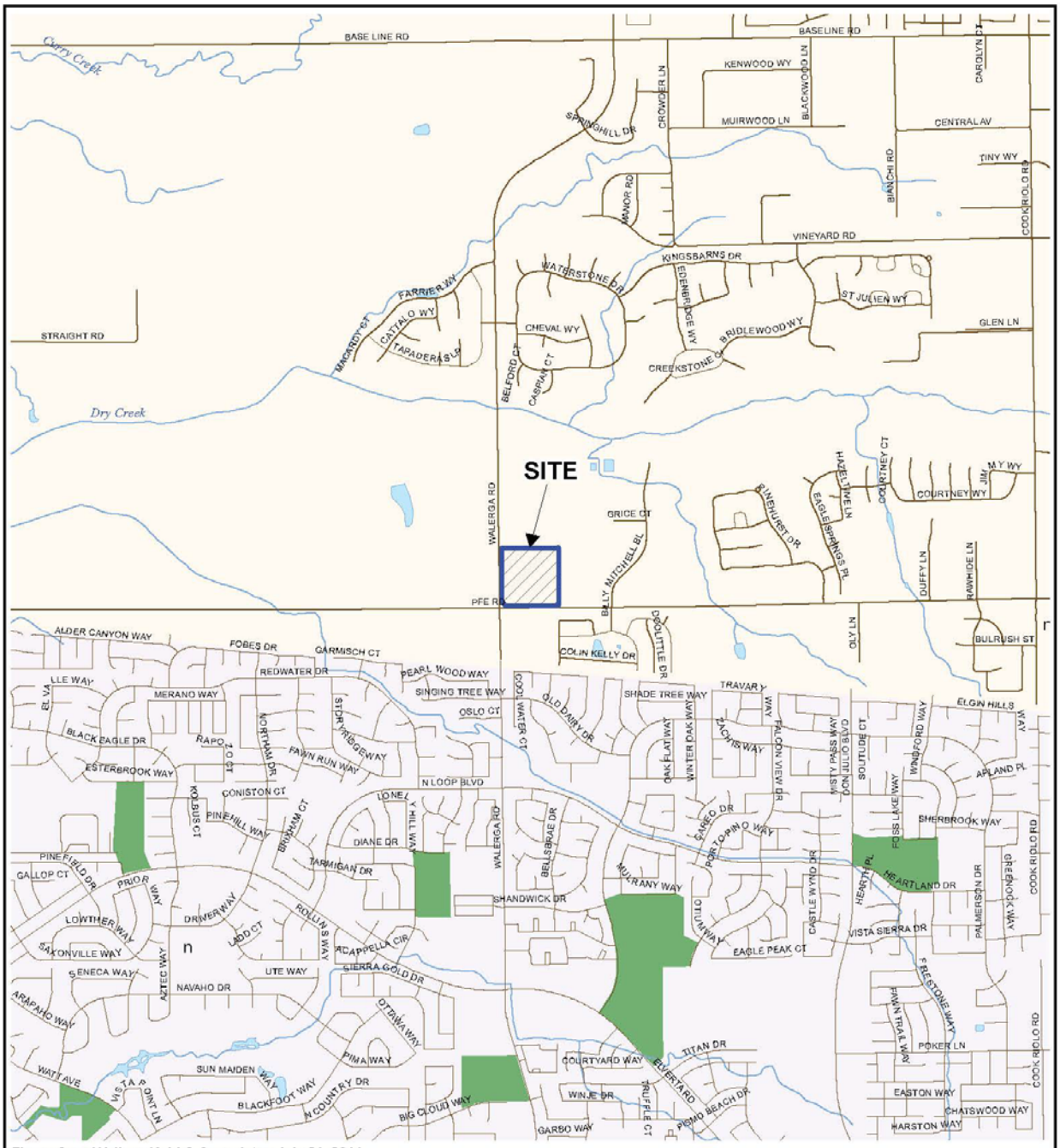


Figure from Wallace Kuhl & Associates July 21, 2014
Summary of Soil Sampling and Laboratory Analyses
Street data courtesy of Placer and Sacramento Counties.
Hydrography courtesy of the U.S. Geological Survey acquired from the GIS Data Depot, December, 2007.
Projection: NAD 83, California State Plane, Zone II

0 1,000 2,000
Feet

RCH GROUP

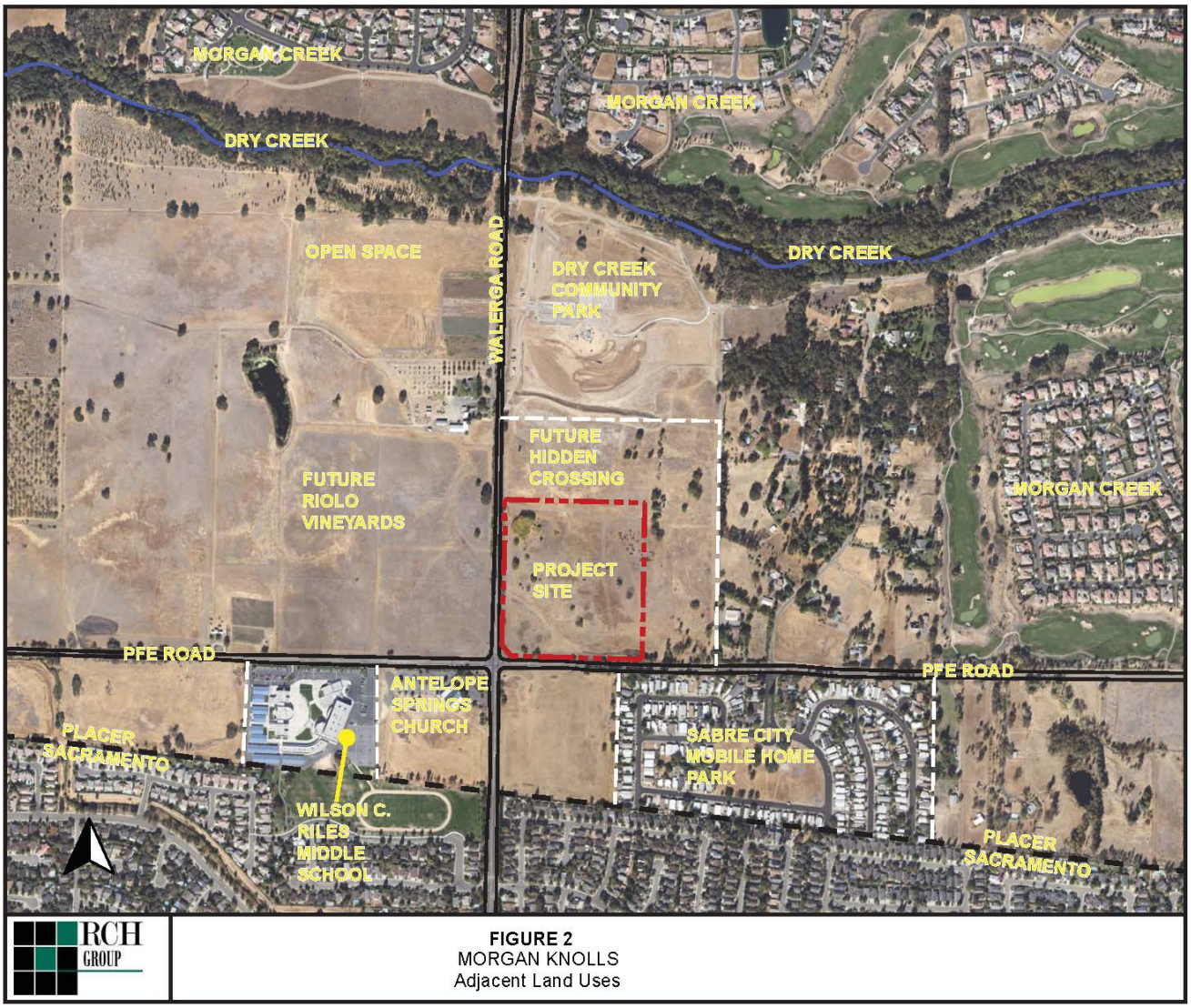
FIGURE 1

MORGAN KNOLLS

Project Vicinity Map

FIGURE	1
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/13
WKA NO. 6828.02	

Figure 2: Adjacent Land Uses



C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Dry Creek West Placer Community Plan EIR

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

It should be noted that the project is adjacent to the property analyzed in the Silver Creek EIR (Hidden Crossing). The Silver Creek EIR identified mitigation measures to reduce all environmental impacts to less than significant. Those mitigation measures have been reviewed and in many cases recommended in this Morgan Knolls Initial Study.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

a) A brief explanation is required for all answers including “No Impact” answers.
b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
    - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- Items I-1, I-2:
The project site adjoins an approved single-family residential development to the north and east, which is currently under construction. No scenic vistas or scenic resources within a state scenic highway would be affected by development of the proposed project. Therefore, there would be no impact.

Discussion- Item I-3:
Development of the proposed project would eliminate approximately 16.4 acres of undeveloped, grassland views from surrounding roadways and properties. Those views would be replaced with single-family residences. The proposed single-family residences would consist of a combination of single- and two-story designs. A noise wall with a view fence would be constructed at the fenceline of lots along both PFE and Walerga Roads, which would be consistent with the noise wall and view fence for the adjacent Hidden Crossing subdivision. Landscaping along both PFE and Walerga roads would also be consistent with the adjacent Hidden Crossing subdivision.

The proposed project would impact the existing visual character of the project site because the project site is currently an undeveloped grassland. However, the project site (as well as the surrounding area) was anticipated for development within the Dry Creek West Placer Community Plan. The construction of single-family residences with noise walls and view fences adjacent to PFE and Walerga Roads would be consistent with the visual characteristics of the site because of the adjacent Hidden Crossing Subdivision. The proposed project would be compatible with other adjacent existing residential developments and future planned developments. Impacts to aesthetics would be less than significant with incorporation of Mitigation Measure I.1.

Mitigation Measures- Item I-3:

> MM I.1 No interior street lighting shall be installed except for the minimum required by the Department of Public Works. County required street lighting at intersections shall be designed to be consistent with those installed at the adjacent Hidden Crossing subdivision. All required street lighting of the Morgan Knolls Subdivision shall be low intensity and directed downward, with fully-cutoff, fully shielded light fixtures to help control light spill and glare. No uplighting of landscaping or entrance signage along common lots situated along Walerga Road shall be allowed. All outdoor lighting for the proposed project shall adhere to the guidelines available from the International Dark Sky Association.

Discussion- Item I-4:
Project development would change the landscape of the project site from an undeveloped grassland environment to one that is highly urbanized, which would result in the introduction of significant additional sources of light and potential glare. These sources include automobile headlights, structure lighting, and street lights. The Placer County Design Guidelines Manual encourages directing lighting away from adjacent residences and roadways (Placer County, 2003). The Placer County General Plan discourages lighting that shines unnecessarily onto adjacent properties or into the night sky (Policy 1.O.9). Mitigation Measure I.1 would reduce impacts to aesthetics to less than significant.

Mitigation Measures- Item I-4:

> Refer to text in MM I.1.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion- Item II-1:
There is no prime farmland, unique farmland, or farmland of statewide or local importance on the project site. Therefore, the proposed project would have no impact on farmland.

Discussion- Item II-2:
The proposed project would not conflict with the Placer County General Plan or other policies regarding land use buffers for agricultural operations. Therefore, the proposed project would have no impact.

Discussion- Item II-3:
The project site is currently zoned as 8.9 acres of Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) as well as 7.5 acres of Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2). The entire parcel is proposed to be rezoned to Residential Single-Family, combining Agriculture with a Building Site combining district (RS-AG-B-X). With the proposed combining Agriculture zone district, the zoning would continue to be consistent with surrounding residential and agricultural uses. No portion of the project site is under a Williamson Act contract. Therefore, the proposed project would have no impact.

Discussion- Item II-4:
As discussed above in Item II-3, the project site is not currently zoned forest land, timberland or Timberland Production. . Therefore, the proposed project would have no impact on zoning of forest land or timberland.

Discussion- Item II-5:
The proposed project would not involve other changes in the existing environment that, due to their location or nature, could result in the loss or conversion of farmland or forest land to a non-agricultural or non-forest use. Therefore, the proposed project would have no impact.

III. AIR QUALITY – Would the project:

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

Discussion- Items III-1, III-2, III-3:
The project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated as nonattainment for federal and state ozone standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}). The proposed project would be deemed potentially significant if it would result in emissions that exceed the established thresholds of significance of the PCAPCD.

Project operational emission sources would include automobiles, consumer products, and area sources (i.e., yard maintenance equipment and activities). There would be no wood burning fireplaces, boilers large enough to need an air permit, or any diesel generators. The homes could include natural gas fireplaces.

CalEEMod Version 2013.2 air quality assessment model was used to determine the air quality impacts of the proposed project. Maximum criteria pollutant emissions for project construction and operations, as well as PCAPCD project and cumulative significance thresholds are shown in **Table 2.**

TABLE 2

Criteria Pollutant	Unmitigated Maximum Project Emissions (lbs/day)	Mitigated Maximum Project Emissions (lbs/day)	PCAPCD Project Thresholds (lbs/day)	PCAPCD Cumulative Thresholds (lbs/day)	Exceed PCAPCD Significance Threshold(s)?
Construction NOx	81	81	82	NA	No
Construction ROG	69	69	82	NA	No
Construction PM10	21	21	82	NA	No
Operational NOx	8	7	82	10	No
Operational ROG	99	6	82	10	No
Operational PM10	20	4	82	NA	No

Source: CalEEMod Version 2013.2.2 and RCH Group 2014
Note: The table shows maximum daily project emissions in pounds (lbs) per day

As shown in **Table 2**, unmitigated emissions from the proposed project would be below all PCAPCD significance thresholds except for Project and Cumulative operational ROG. With implementation of MM III.1, the proposed

project would not exceed PCAPCD significance thresholds for construction or operations of the proposed project. It is important to note that the proposed project would comply with all District Rules and State Regulations for construction and operations that are applicable to the proposed project. A Dust Control Plan would be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities. Therefore, air quality impacts would be less than significant with implementation of the following mitigation measure. **Mitigation Measures- Items III-1, III-2, III-3:**

> MM III.1 No woodstoves or wood burning fireplaces shall be included in the proposed project. The proposed project could include natural gas hearths.

Discussion- Item III-4:
Sensitive receptors are typically defined as facilities where sensitive populations (e.g., children, elderly, acutely and chronically ill) are likely to be located. Land uses associated with sensitive receptors, include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. Diesel particulate matter emissions can be carcinogenic over long exposure durations (i.e., most analyses consider exposure periods of 10 to 70 years). During construction, various diesel-powered vehicles and equipment would be in use on the site. California Air Resources Board (CARB) identified particulate matter from diesel-fueled engines as a Toxic Air Contaminant (TAC). The proposed project does not involve long-term operation of any stationary diesel engine or other major on-site stationary source of TACs. In addition, emissions of TACs resulting from construction-related equipment and vehicles would be minimal and temporary, affecting any given receptor for a period of days or weeks. The proposed project would not be expected to expose any sensitive receptors to a significant increase in individual cancer risk from TACs. Therefore, the air quality impacts to sensitive receptors would be less than significant. No mitigation measures are required.

Discussion- Item III-5:
Residential land uses are not typically associated with the creation of objectionable odors. Construction and operation of the proposed project would not create objectionable odors. The project site would not be affected by any existing objectionable odors in the area. The odor impact would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,		X		

coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		**X**		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		**X**		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				**X**

Discussion- Items IV-1, IV-2, IV-6:
A Jurisdictional Wetland Delineation and Preliminary Biological Resources Assessment for the project site was prepared by Barnett Environmental in August 2014. Barnett Consulting performed a field survey of the project site and queried the Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) Rare Plant Inventory for observations of special status species in the project vicinity. No special-status species were observed during the field survey and there are no records of special-status species on the project site.

The project site contains wetlands, but no vernal pools are present on the site. Crustacean species such as the fairy shrimp (*Branchineta lynchi*) are unlikely to occur on the site because the wetland swale contains flowing water. Flowing water could convey these species, but does not provide the preferred aquatic habitat (i.e., standing water) for them. Therefore, impacts to vernal pool crustaceans would be less than significant.

No Swainson's hawks were observed at the time of the field survey, but, the project site and vacant fields immediately to the east, north and south provide potential foraging habitat for Swainson's hawk and other hawk species nesting in the area. The nearest Swainson's hawk nest recorded in the CNDDB is approximately two miles from the project site. The project site is not within an already urbanized (i.e. infill) area, and is located immediately adjacent to annual grassland, therefore the loss of grassland habitat upon which the proposed project would be constructed would result in a potentially significant impact.

The project site also contains potential habitat for the burrowing owl. There is a 2007 burrowing owl observation recorded in the 2014 CNDDB database approximately three miles to the east of the project site. Although there were no burrowing owls observed on the project site during the field survey, the proposed project would result in potentially significant impacts to this species if there are active burrows on the project site during project construction.

The following mitigation measures would reduce potential impacts to special-status species on the project site to less than significant.

Mitigation Measures- Items IV-1, IV-2, IV-6:

MM IV.1 To address the potential loss of Swainson's hawk foraging habitat, the developer shall consult with the California Department of Fish & Wildlife (CDFW) to determine the appropriate mitigation. Mitigation for the loss of Swainson's hawk foraging habitat would likely occur through the purchase of grassland habitat credits at a location approved by CDFW. The appropriate ratio for mitigation shall be 0.75:1 acres of grassland habitat, or other ratio approved by CDFW.

MM IV.2 The *Staff Report on Burrowing Owl Mitigation*, published by CDFW (1995), recommends that preconstruction surveys be conducted to locate active burrowing owl burrows in the construction area and in a 250-foot-wide buffer zone around the construction area. The following language shall be included on the Improvement Plans:

The project proponent or its contractor shall retain a qualified Wildlife Biologist to conduct preconstruction surveys for active burrows according to the CDFW guidelines. The preconstruction surveys shall include a nesting season survey conducted in the spring /summer prior to initiation of the proposed project. Should occupied burrows be discovered on the project site, the following measures shall be followed:

- Occupied burrows shall not be disturbed during the breeding season (February 1– August 31). A minimum 250-foot buffer shall be maintained around an occupied burrow during the breeding season, unless otherwise determined during coordination with DFW.

- If owls are present at the site and must be moved following the breeding season, passive relocation techniques (e.g., installing one-way doors at burrow entrances) shall be used to relocate the owls from the construction site. The passive relocation activities shall be limited to the non-breeding season (September 1–January 31) and a minimum of one week should be allocated to accomplish passive relocation to allow the owls to acclimate to alternate burrows.

- If owls must be moved away from the construction area, the project proponent will acquire and permanently protect – near the project area – a minimum of 6.5 acres of foraging habitat per occupied burrow identified in the project area. The location of the protected lands shall be determined in coordination with CDFW. The project proponent shall prepare a monitoring plan, and provide long-term management and monitoring of the protected lands. The monitoring plan shall specify success criteria identify remedial measures, and require an annual report to be submitted to CDFW.

Discussion- Item IV-3
An Arborist Report and Inventory Summary prepared for the project site by Sierra Nevada Arborists in August 2013 identified one Blue Oak tree and two Valley Oak trees within the boundaries of the project site (Sierra Nevada Arborists, 2013). Three oak trees is not enough to constitute oak woodlands, therefore the proposed project would not result in the loss or conversion of oak woodlands.

Discussion Items- IV-4, IV-5:
A wetland delineation of the project site was conducted by Barnett Environmental in April 2013 and was revised in August 2014 using the U.S Army Corps of Engineers guidance on delineations in drought conditions. The delineation determined that the project site contains 0.48 acres of wetland swale, which would be filled during construction. Wetlands are considered sensitive habitats under the Dry Creek-West Placer Community Plan. Waters including wetlands determined to be jurisdictional, are regulated by the Army Corps of Engineers, and consequently, impacts resulting from the project construction would be considered potentially significant. The Implementation of following mitigation measure would reduce this impact to less than significant.

Mitigation Measures- Items IV-4, IV-5:

MM IV.3 Prior to the approval of Improvement Plans, all potential jurisdictional waters of the U.S. shall be verified by the Corps. The appropriate section 404 permit, expected to be a Nationwide Permit, shall be acquired prior to any fill activities or discharges within jurisdictional wetlands. Any waters of the U.S. that would be lost or disturbed shall be replaced or rehabilitated to “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps.

A Section 401 Water Quality Certification, or waiver thereof, shall be obtained from the Central Valley Regional Water Quality Control Board before a Section 404 permit becomes valid. Consultation with the CDFW would be conducted to determine if a Lake or Streambed Alteration Agreement (Fish and Wildlife Code 1602) would be required for the proposed project, the applicant must submit verification of compliance with CEQA requirements (i.e. Notice of Determination) to both CDFW and the RWQCB before the agencies can issue a final Lake or Streambed Alteration Agreement, or Water Quality Certification.

Discussion- Item IV-7:
The Arborist Report and Inventory Summary identified 18 living trees totaling 377 aggregate diameter inches on the project site that fall within the specifications of the Placer County Tree Preservation Ordinance (Sierra Nevada Arborists, 2013). These trees consist of 17 Black Walnut trees, one Blue Oak tree, and two Valley Oak trees. It is expected that removal of all these trees would be necessary in order to grade the site in preparation for the construction of the project. Removal of the onsite trees protected by the Placer County Tree Preservation Ordinance would result in a potentially significant impact. The County Tree Preservation Ordinance and Dry Creek-West Placer Community Plan provide protection for native oak trees measuring over six inches diameter breast height and provide mitigation measures for an oak conservation program. The implementation of the following mitigation measure is consistent with the Placer County Tree Ordinance, and would reduce impacts to less than significant.

Mitigation Measures- Item IV-7:

MM IV.4 Prior to the approval of Improvement Plans, trees protected by the Placer County Tree Preservation Ordinance, which are identified for removal, and/or trees with disturbance to its critical root zones, shall be mitigated through payment of in-lieu fees. A tree replacement mitigation fee of $100 per diameter inch at breast height for each protected tree removed or impacted or the current market value, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

Discussion Item- IV-8:

The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Community Conservation Plan, or other approved local, regional habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1, V-2, V-3, V-4, V-6:

According to the *Cultural Resources Inventory Report* prepared for the proposed project by ECORP Consulting, Inc. in September 2013, no previously recorded cultural resources were identified on the property as a result a records search, and no new cultural resources were identified during a field survey performed on July 31, 2013. No historical resources as defined by CEQA and no Historic Properties as defined by the regulations implementing Section 106 of the NHPA (36 CFR Part 800) have been identified in the project area. The results of a field survey and record search performed by Consulting Paleontologist suggest that it is highly unlikely that ground disturbing activities during construction would encounter any significant paleontological resources on the project site (Finger, 2013).

Although there is no evidence of cultural resources on the project site, it is possible that a potentially significant impact would occur if previously undiscovered cultural resources were inadvertently exposed during project construction. Both CEQA and Section 106 of the National Historic Preservation Act Require the lead agency to address any unanticipated cultural resource discoveries during project construction. The following mitigation measures would reduce impact of unanticipated discoveries to less than significant.

Mitigation Measures- Items V-1, V-2, V-3, V-4, V-6:

MM V.1 Mitigation for inadvertently discovered archaeological resources. If human remains are encountered during the course of project activities, all work in that area shall halt and the County coroner and Native American Heritage Commission shall be notified immediately. In addition, a qualified professional archaeologist shall be notified immediately in order to assess the resource value as soon as possible, and develop measures to avoid, minimize or mitigate adverse effects to such properties.

If archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately within 60 feet of the area and a SOPA-certified (Society of Professional Archaeologists) and/or Register of Professional Archaeologist shall be retained to evaluate the deposits. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided in the general notes section of the Improvement Plans for the proposed project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

MM V.2 Mitigation for inadvertently discovered historical resources. All project personnel shall be informed about potential archaeological or historical resources and procedures to follow if a discovery is made. Historic resources that may be identified, but are not limited to house foundations, wells, privies, machine or hand solder cans, and colored bottle glass fragments. All of the resources both prehistoric and historic are considered significant until determined otherwise.

Prior to the start of any grading, construction crews shall be trained in the identification of archaeological resources prior to commencing ground-disturbing activities. This training shall include: (1) proper identification of archaeological deposits; (2) the procedures to be followed in the event of such a discovery: (3) an understanding of the importance of protecting cultural resources; and (4) an overview of applicable laws, statutes and ordinances. Training will be conducted by a Society of Professional Archaeologists (SOPA)-certified archaeologist in person, and written materials will be provided to each trained crew member, who will be required to sign that he or she has received the training, understands it, and agrees to abide by it.

MM V.3 Should any fossil bones or teeth be unearthed during construction, all work in its immediate vicinity should be diverted until a paleontologist assesses its scientific value and, if deemed significant, salvages the find for deposition in an accredited and permanent scientific institution (e.g., UCMP or Sierra College). The paleontologist will then reassess whether a monitoring program would be advisable for the remainder of planned excavations.

MM V.4 If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. A Native American monitor, following A Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required.

Work cannot continue within the no-work radius until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR.

If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.

Discussion- Item V-5: There are no existing religious or sacred uses on the project site, therefore the project would result in no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Item VI-1:
A Geotechnical Engineering Report for Morgan Knolls was prepared by Wallace-Kuhl & Associates in August 2013. The report concluded that the native soils on the project site are capable of providing adequate support for the proposed residential structures and pavements and that new engineered fill that is properly placed and compacted in accordance with the recommendations of this report will be capable of supporting the proposed residential structures and pavements. The proposed project would not expose people or structures to unstable earth conditions or changes in geologic substructures, therefore impact would be less than significant. No mitigation measures are required.

Discussion- Items VI-2, VI-3:
Project construction would result in the compaction, disruption, and displacement of soil. Grading of the project site would alter site topography and change ground surface relief features. The anticipated construction activities would likely include shallow cut and fill slopes for building and trench excavation which could result in some potential for ground instability. The implementation the following mitigation measures would reduce this impact to less than significant.

Mitigation Measures- Items VI-2, VI-3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical movements as required by the conditions for the project as well as pertinent topographical features both on- and off-site. All existing proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall

pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees (NOTE: prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of the estimate of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval, to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope rations, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on the following:

A) Road, Pavement, and parking area design;
B) Structural foundations, including retaining wall design (if applicable);
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.);
F) Slope stability.

Once approved by the ESD, two copies of the final report shall be provided to the ESD, and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earth-work has been performed in conformity with recommendations contained in the report. If the soils report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans, in the Development Notebook, in the Conditions, Covenants, and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).

MM VI.4 Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-4:
The project site does not contain any unique geologic or physical features. Impacts to unique geologic or physical features would be less than significant. No Mitigation Measures are required.

Discussion- Items VI-5, VI-6:
The entire site will be disturbed by grading activities, increasing the risk of erosion and creating a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. According to the Geotechnical Engineering Report for the proposed project, the near surface soil conditions on the site generally consist of sandy silts and silty sands, that may be susceptible to erosion by wind or surface run-off that occurs during intense rainfall. Erosion of soils on the project site could be potentially significant as the site is located approximately one-half mile from the main stem of Dry Creek. The erosion control measures contained in the following mitigation measures would reduce project related erosion impacts to less than significant.

Mitigation Measures- Items VI-5, VI-6:

MM VI.5 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual (LDM) and the Placer County Storm Water Management Manual that are in effect at the time of submittal to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post construction water quality protection. “Best Management Practice” (BMP) measures shall be provided to reduce erosion, water quality degradation, and to prevent the discharge of pollutants to storm water to the maximum extent practicable.

MM VI.6 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater permit and shall provide to ESD evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.7 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions. Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

Discussion- Item VI-7:
The project site is not underlain by any active faults and is not located within an Alquist-Priolo Fault Study Zone. In addition, all development on the site will be required to comply with the California Building Code, and compliance with these standards would minimize the potential for adverse impacts to people and property as a result of seismic activity. Due to the gently rolling topography of the project site, the potential for landslides and mudslides on the project site is low. The proposed project would not exposure people or property to geologic or geomorphological hazards, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Item VI-8:
As discussed in Discussion Item VI-1**,** the geotechnical report prepared for the proposed project concluded that native soils and the engineered fill to be used on the project site are capable of providing adequate support for the proposed residential structures and pavements. Based upon the results of subsurface exploration, Wallace-Kuhl & Associates conclude that the potential for liquefaction occurring at the site is very low. The proposed project would not be located on a geological unit or soil that is unstable, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Item VI-9:
According to the Geotechnical Engineering Report prepared for the proposed project, laboratory testing of the near-surface soils indicates they possess low expansion potential. Expansive clays may occasionally be present on the project site, generally within low lying areas or as a thin layer directly above the cemented soils. These materials could create soil expansion problems if present at or near finished pad elevations, but it is anticipated that if expansive clays are encountered they will be either mixed with on-site granular soils and placed at depth within fills, or completely removed from the upper 12 inches of building pads. Therefore, impacts of expansive soils would be less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- Items VII-1, VII-2:
The Placer County Air Pollution Control District (PCAPCD) currently has not established a threshold of significance for construction or operational related greenhouse gas (GHG) emissions. However, the PCAPCD accept the recently-adopted Sacramento Metropolitan Air Quality Management District (SMAQMD) Threshold for GHG emissions because it successfully went through the CEQA process. Therefore, the SMAQMD GHG emissions significance threshold of 1,100 metric tons (MT) carbon dioxide equivalent (CO_2e) per year will be used in this analysis to determine the significance of the annual GHG emissions of the project.

The proposed project would result in greenhouse gas (GHG) emissions from several months of construction activities and operational GHG emissions from long-term activities by the residences. Construction emissions would mainly occur directly from on-site off-road heavy-duty equipment. Construction GHG emissions would be approximately 554 MT CO_2e.

Project operations would generate GHG emissions for the life of the proposed project. Operational emissions would mainly occur from motor vehicles and energy use by the residences. The operational GHG emissions of the proposed project would be approximately 1,035 MT CO_2e per year.

The PCAPCD recommends a GHG significance threshold of 1,100 MT CO_2e per year with the construction emissions of the project amortized over the life of a project and added to the operational emissions. If amortized over 30 years, construction emissions of the proposed project would be approximately 19 MT CO_2e per year. After amortized construction emissions are added to the operational emissions, the total GHG emissions of the proposed project would be approximately 1,054 MT CO_2e per year. The GHG emissions of the proposed project would be below the SMAQMD significance threshold of 1,100 MT CO_2e per year. Therefore, the proposed project would have a less-than-significant impact on GHG emissions. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			**X**	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			**X**	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				**X**
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				**X**
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				**X**
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			**X**	
8. Create any health hazard or potential health hazard? (EHS)				**X**
9. Expose people to existing sources of potential health hazards? (EHS)				**X**

Background:
A Phase I Environmental Site Assessment (ESA) dated August 19, 2013 was prepared by Wallace-Kuhl & Associates (WKA) for the project site (WKA, 2013b). The purpose of the Phase I ESA was to assess the project site for evidence of Recognized Environmental Conditions (RECs).

Historical land use research revealed that the site appeared to be grass-covered land in 1947, used for agricultural purposes from at least 1952 to at least 1981, and has been fallow land since at least 1993. Neighboring facilities to the project site were also reviewed and the ESA concluded that none of the neighboring facilities reviewed would be likely to have a negative impact on the site. The Phase I ESA concluded that there was no evidence of RECs in connection with the project site. However, Phase I ESA recommended that the surface soils be sampled to evaluate impacts from past agricultural use if the project site was to be used for a sensitive land use (e.g., residential).

Based upon the recommendations of the Phase I ESA and the proposed residential use (a sensitive land use), a Phase II ESA was conducted. The Phase II sample plan was based on the past historical agricultural uses of the project site. A Summary of Soil Sampling and Laboratory Analyses dated July 21, 2014 was prepared by WKA (WKA, 2014). The purpose of the Phase II ESA was to analyze the presence of organochlorine pesticides, arsenic and lead.

The laboratory results revealed that organochlorine pesticides were not present in any of the soil samples at a concentration exceeding the laboratory reporting limits. Arsenic was not present in any soil sample at a concentration exceeding the California Department of Toxic Substances Control (DTSC) default background concentration for California soil. Lead was not present in any soil sample at a concentration exceeding its California Human Health Screening Level (CHHSL).

WKA concluded that the results of the soil sampling and laboratory analyses indicate the soil is acceptable for residential land use development (WKA, 2014).

Discussion- Item VIII-1:
During construction, the use of hazardous substances would be limited in nature and subject to the standard handling and storage requirements. The proposed project does not propose to use or store hazardous materials. Impacts related to the handling, transport, use or disposal of hazardous materials would be less than significant. No mitigation measures are required.

Discussion- Item VIII-2:
During construction activities associated with site preparation and development, hazardous materials such as fuel would be used and stored on the project site. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including CAL-OSHA requirements and instructions of the manufacturer. Therefore the risk of accident or upset conditions involving the release of hazardous materials is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:
The project site is located 0.2 miles northeast of Wilson C. Riles Middle School. However, due to the dispersive properties of diesel particulate matter, the impact from construction equipment to children at this school is less than significant. The proposed residential subdivision is not the type of use which would emit hazardous emissions, substances or waste; therefore, impacts to the school would be less than significant. No mitigation measures are required.

Discussion- Item VIII-4:
The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the proposed project would have no impact.

Discussion- Items VIII-5, VIII-6:
The project site is not located within two miles of a public airport or public use airport or in the vicinity of a private airstrip. The proposed project would not result in an airport safety hazard for people residing in the project area.

Discussion- Item VIII-7:
Site development activities would include removal and thinning of vegetation on the project site, thereby reducing the effect of wildland fires. The proposed project would not 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, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Items VIII-8, VIII-9:
The proposed project would not create any health hazard or potential health hazard or expose people to existing sources of potential health hazards. Therefore the proposed project would have no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		

5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion- Item IX-1:
The proposed project would not violate any potable water quality standards as it would utilize surface water treated by Cal-Am. A “Will Serve” letter would be required from Cal-Am as a condition of approval for the proposed project. Therefore, there would be no impact.

Discussion- Items IX-2, IX-11:
The proposed project would use of treated surface water from Cal-Am. The project is not located in an area where soils are conducive to groundwater recharge. There would be no direct impacts to groundwater supply, recharge or direction due to well withdrawals, therefore impacts to groundwater would be less than significant. No mitigation measures are required.

Discussion- Items IX-3, IX-4:
The proposed project would result in a change to the onsite drainage pattern and increase in impervious surfaces on the project site, as a result of the construction of proposed roadways, new homes and driveways. Increased impervious surfaces would increase the rate and volume of storm water runoff on the project site. This increased surface runoff could contribute to localized or downstream flooding and result in a potentially significant impact.

A new drainage system would be constructed as part of the proposed project, and is described in a Preliminary Storm Drainage Report prepared by Meredith Engineering in January 2014. The storm drain system for the subdivision would be comprised of two separate drainage networks, both flowing towards the main stem of Dry Creek, located approximately one-half mile from the project site. Each network would be comprised of a series of CalTrans Type G0 drainage inlets, appropriately sized HDPE storm drain pipes, Placer County Standard U-7 SD Manholes (at junctions), a Continuous Deflective Separation (CDS) type or equivalent water quality device, and would terminate with an outfall or connection to the existing storm drain under construction for the Hidden Crossing Subdivision (Meredith Engineering, 2014).

The Preliminary Storm Drainage Report modeled the proposed system by calculating the peak flows for the project site and determining the velocities and capacities of the proposed pipe system based on these peak flows. The result showed that the hydraulic grade line (HGL) for the storm drain network is maintained in the pipe (is more than one foot below the rim grade) and that all of the manholes and inlets should contain the ten-year peak flows with no damage to the structural integrity of the system. The proposed project is designed to incorporate low impact development (LID) design standards by conforming the site to the existing landform and replicating the natural drainage pattern of the site as well as providing disconnected downspouts and yard drain emitters set back from the roadway to allow for infiltration. Should the storm drain system become blocked or cease to function entirely,

overland release points are designed into the system. The overland release assures that runoff will drain to the ultimate discharge point in the event of a failure (Meredith Engineering, 2014).

The Preliminary Storm Drainage Report results indicated that the post-development 100-year flow could slightly exceed pipe capacity at the existing Walerga Road culvert crossing. The Applicant has proposed to replace the existing Walerga Road culvert crossing with a new concrete or plastic drain pipe with an increased slope for improved flow characteristics. The minimal increase in 100 year conveyance will be mitigated with two bioretention areas that will receive flows from the storm drain system and provide for increased on-site infiltration.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan dated 1992 in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area based on the 1992 plan included local, on-site detention where necessary to reduce post-development flows from the ten and 100-year storms to pre-development levels as well as flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. A recently adopted Update to the Dry Creek Watershed Flood Control Plan dated November 2011 concluded that land development projects are no longer required to provide onsite stormwater detention within the Dry Creek Watershed unless existing downstream drainage facilities cannot accommodate the project's increases in stormwater runoff. Therefore, this project is not required to provide stormwater detention.

However, Dry Creek Watershed fees are still required as mitigation measures for new projects within the Dry Creek Watershed. If these fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts and the payment of Dry Creek Watershed fees are required as mitigation measures.

Furthermore, since the proposed project would alter drainage patterns on the project site, a final preliminary drainage report would be required with the Improvement Plans for the proposed project to substantiate the preliminary drainage design. The impacts of the proposed project associated with altering the existing drainage pattern of the site and increasing the rate or amount of surface runoff would be mitigated to a less-than-significant level by implementing the following mitigation measures.

Mitigation Measures- Items IX-3, IX-4:

Mitigation measures MM VI.1, MM VI.2, and MM VI.5 (See Geology and Soils Section VI).

MM IX.1 The Improvement Plan shall how that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall comply with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Division. These facilities shall be constructed with subdivision improvements with easements provided as required by Engineering and Surveying Division. Maintenance of these facilities shall be provided by the homeowners' association and annual notification to the County that annual maintenance of the Stormwater Quality BMPs has occurred is required.

MM IX.2 The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies. Prior to Improvement Plan or Final Subdivision Map(s) approval, the Final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division:

A) Walerga Road culvert crossing

MM IX.3 The proposed project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). The current estimated development fee is $224 per single family residence, payable to ESD prior to Building Permit issuance. The actual fee shall be the current fee in effect at the time payment occurs.

MM IX.4 The proposed project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is $35 per single family residence. The actual fee shall be the current fee in effect at the time payment occurs.

Discussion- Items IX-5, IX-6:
Contaminated runoff from the site could potentially cause negative water quality impacts on Dry Creek. Potential water quality impacts may occur during proposed project construction and after proposed project development. During construction the increased area of disturbed soils would result in increased erosion and potentially introduce sediment into storm water during rain events. After construction is completed, the increased runoff from areas of new impervious surfaces would increase the potential for erosion and the amount of sediment in storm water runoff. Post construction runoff from the proposed project could potentially contain urban contaminants such as oil and grease, coliform bacteria, gas and diesel fuels, nitrogen phosphorus, heavy metals, and suspended solids. High concentrations of pollutants and sediment have the potential to impact fisheries and other uses such as recreation, domestic water supply, and cold water habitat. Therefore, the polluted water runoff from the proposed project would have a potentially significant impact.

Coverage under the General Construction Storm Water Permit would be obtained prior to performing any land disturbing activities. As part of the requirements of the General Permit, a Storm Water Pollution Prevention Plan (SWPP) would be prepared for the proposed project. The SWPP would be designed to reduce or eliminate pollutant discharges to surface waters. The SWPP practices would apply to both the original construction undertaken by the project proponent, and the subsequent home site improvements. It would specify the implementation of site-specific Best Available Techniques (BAT) and /or BMPs. Monitoring of the BATs and BMPs would be performed pursuant to the requirements of the General Permit. Implementation of BATs/BMPs would help meet storm water discharge water quality criteria for the proposed project by capturing pollutants before they enter the waterways.

Monitoring of all BATs and BMPs would be performed for the duration of coverage under the General Construction Storm Water Permit. Monitoring consists of performing routine and storm-based site inspections and making specific recommendations to the project manager, such as installing additional BMPs and performing maintenance on existing BMPs. Typical construction-related (temporary) BMPs and BATs that could be implemented as part of the proposed project include, but are not limited to, the following:

- Application of a street-sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainage inlets or discharge locations.

- Proper installation of erosion control measures to all disturbed areas including, but not limited to, the installation of straw mulch, hydraulic mulch, hydroseed, and erosion control blankets.

- Proper installation of sediment control measures below all areas that have a moderate to high potential for erosion. Sediment control measures to be installed on-site include, but are not limited to, silt fence, straw wattles, gravel bag check dams, sediment traps, drainage inlet (DI) bags and gravel bags.

The implementation BAT/BMPs would help meet storm water discharge water quality criteria for the proposed project by capturing urban runoff pollutants before they can enter the area waterways. In addition, the proposed drain systems would comply with LID design standard requirements described in section E.12 of the state permit, and include the use of a CDS device near the discharge point that would be designed to treat the required water quality flows remaining after incorporated infiltration methods have reduced the project runoff. The implementation of the above permitting requirements as well as the following mitigation measures would reduce the impacts of polluted water runoff to less than significant.

Mitigation Measures- Items IX-5, IX-6:
Mitigation measures MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, and MMVI .7 (See Geology and Soils Section VI).

MM IX.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering

and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: bioretention areas/swales and water quality vaults. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM IX.6 The proposed project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The proposed project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The proposed project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management.

MM IX.7 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the ESD and DRC for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM IX.8 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The homeowners' association is responsible for maintaining the legibility of stamped messages and signs.

MM IX.9 Applicant or Homeowners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/Best management Practices (BMP's), recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook.

Discussion- Item IX-7:
The proposed project would result in urban storm water runoff. Standard BMPs would be used to prevent erosion, reduce stormwater runoff, and mitigate downstream drainage impacts. The proposed project would not substantially degrade ground water quality. There would be no impact.

Discussion- Items IX-8, IX-9, IX-10:
The project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary of Flood Insurance Rate Map or other flood hazard delineation map. The proposed project would not place housing or other improvements within a 100-year flood hazard area, and therefore people or structures would not be exposed to a significant risk of loss, injury or death involving flooding. There would be no impact.

Discussion- Item IX-11:
The proposed project will not utilize groundwater and will not alter the direction of rate of flow of groundwater. There would be no impact.

Discussion- Item IX-12:
The project site is located approximately one-half mile from the main stem of Dry Creek within the Dry Creek watershed, which is a tributary to the Sacramento River. The proposed project is not located in close proximity to an important surface water resource, therefore impacts would be less than significant. No mitigation measures are required.

X. LAND USE & PLANNING – Would the project:

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

Discussion- Item X-1:
The proposed project would not physically divide an established community. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-2:
The project site is currently designated for Commercial and Low Density Residential land uses. The project site has split zoning, and is currently zoned Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) on the corner of Walerga and PFE Roads, and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) on the periphery. The project proposes a Dry Creek West Placer Community Plan Amendment to create a new land use category within the Community Plan for Medium Density Residential land uses, allowing

two to four dwelling units per acre. The proposed project's density of 3.5 dwelling units per acre would be comparable to the approved adjacent subdivisions to the north, east and west. No other land use designation changes within the Dry Creek West Placer Community Plan area are included with the proposed project. The proposed land use designation change of the site from Low Density Residential to Medium Density Residential does not affect the level of impacts previously discussed, as the number of proposed units and site design remains identical to the originally-proposed project. The proposed project also requests a rezone to Residential Single-Family, combining Agriculture with a Building Site combining district (RS-AG-B-X) as part of the proposed project. If commercially developed, the portion of the project site currently zoned CPD-Dc and designated for Commercial would result in more vehicle trips compared to the proposed project. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-3:
The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-4:
The project site adjoins an approved single-family residential development (Hidden Crossing) that is currently under construction. Land uses in the proximity of the proposed project include residential subdivisions, churches, schools and recreation areas. The development would not result in incompatible uses or the creation of land use conflicts. As discussed above, the density of the proposed project is comparable to that of adjacent subdivisions. Therefore, the proposed project would have less-than-significant impact. No mitigation measures are required.

Discussion- Item X-5:
The project site is currently undeveloped. There are no agricultural and timber resources or operations on the project site. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-6:
The proposed project would not disrupt or divide the physical arrangement of an established community. The roads within the proposed project would connect with those from the adjacent residential subdivision, Hidden Crossing. The County requires any privately-initiated proposal to amend a Community Plan land use designation of Commercial to a land use designation of Single-Family Residential to include an affordable housing component. The County has worked with the developer to analyze the needs and mitigation for affordable housing, and the developer proposes to pay an in-lieu fee instead of constructing four affordable housing units at the project site. The in-lieu fee would be amortized over the 61 lots, and would be determined at the time of issuance of each building permit. With the implementation of the following mitigation measure for in-lieu fees, the impacts to low-income housing were determined to be less than significant.

Mitigation Measure- Item X-6:

> MM X.1 The proposed project is subject to in-lieu fees for affordable housing, pursuant to the "Placer County Affordable Housing Requirement, Housing Element Policy B-12". The current estimated in-lieu fee is $2,033 per single-family residence, payable to Placer County prior to Building Permit issuance. The actual fee shall be the current fee in effect at the time payment occurs.

Discussion- Item X-7:
The project site is currently designated for Commercial and Low Density Residential land uses and was anticipated for development within the Dry Creek West Placer Community Plan. Rezoning the project site from Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc), and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) to Residential Single-Family, combining Agriculture, with a Building Site combining district (RS-AG-B-X) would not be considered a substantial alteration of the land use of the area, as the adjacent parcels have already been approved (and some are under construction) for single-family residential subdivisions at similar densities. Therefore, the proposed project would not substantially alter the present or planned use of the project area and thus would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-8:
The proposed project would not be expected to cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion- Items XI-1, XI-2:
The project site is designated by the California Geologic Survey as MRZ-4, an area of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. The Mineral Land Classification of Placer County, California (CDMG 1995) does not identify any documented mines, including aggregate operations, near the project vicinity. Therefore, the potential that mineral resources on the project site would be rendered inaccessible would be considered less than significant. No mitigation measures are required.

XII. NOISE – Would the project result in:

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

Discussion- Items XII-1, XII-3:
The proposed project would expose people to traffic noise from PFE and Walerga Roads. An Environmental Noise Analysis for the proposed project was prepared by Bollard Acoustical Consultants in August 2013 (Bollard, 2013). The analyses determined that future (2025) exterior traffic noise levels are predicted to exceed the 60 dB Ldn exterior noise level standard applied by Placer County to the outdoor activity areas of new residential developments. Specifically, future noise levels in the yard areas of the lots located nearest to PFE and Walerga

Roads are predicted to be approximately 5 and 9 dB Ldn above the 60 Ldn standard, resulting in a potentially significant impact. The implementation of Mitigation Measures XII.1 through XII.3 would reduce traffic noise impacts to less than significant.

During the construction phases of the proposed project, noise from construction activities would add to the noise environment in the immediate project vicinity, exposing people at nearby homes to increased levels of noise. Activities involved in construction would generate maximum noise levels ranging from 85 to 88 dB at a distance of 50 feet. Section 9.36.030 of the Placer County Code exempts nose from construction activities occurring between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. Construction noise exceeding adopted standards and occurring outside of the hours specified in the Placer County Code would be considered a significant noise impact. Mitigation Measure MM XII.4 through MM XII.6 would reduce construction noise impacts to less than significant.

Mitigation Measures- Items XII-1, XII-3:

MM XII.1 Solid noise barriers shall be constructed on lots fronting PFE and Walerga Roads. The barriers could take the form of earthen berms, masonry walls, or a combination of the two. The barriers shall have a minimum height of 6 feet along the PFE Road and 10 feet along Walerga Road. Barrier heights are specified relative to back yard elevation.

MM XII.2 Disclosure statements shall be provided within the CC&R's to prospective residents of this development identifying Walerga and PFE Roads as substantial local noise sources and informing residents that traffic noise levels can vary with daily volume of traffic, vehicle speeds, and percentages of trucks using the roadway.

MM XII.3 Air conditioning shall be provided for all residents of this development to allow occupants to close doors and windows as desired for additional acoustical isolation.

MM XII.4 The following standard note shall be required on Improvement Plans:
"Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

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

In addition, temporary signs four feet by four feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations."

MM XII.5 All project construction equipment with internal combustion engines shall be fitted with manufacturer's mufflers or the equivalent and be maintained in good working order.

MM XII.6 Construction staging areas shall be located as far as practical from the nearest residences.

Discussion- Item XII-2:

There would not be a substantial permanent increase in ambient noise levels in the project vicinity due to the proposed residential development. Noise generated from the residents at the proposed project would mainly be the result of noise generated from the additional traffic. However, given the current high level of traffic on PFE and Walerga Roads, the noise from residential traffic generated by the proposed project would have minimal effect on the average noise levels on Walerga and PFE Roads, and permanent increases in ambient noise levels from the proposed project would be less than significant. No mitigation measures are required.

Discussion- Items XII-4, XII-5:

The project site is not located within two miles of a public or private airstrip. There would be no impact from airport noise.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:
Build-out of project site was anticipated under the Dry Creek/West Placer EIR. Population growth was adequately documented and planned for and would not create shortfalls in necessary services. Given the amount of development that has already occurred within the Community Plan or is contemplated through existing development applications, it is extremely unlikely that the development of the proposed project would facilitate or induce growth in areas not accounted for in the Community Plan. Therefore, the proposed project would not induce substantial population growth and this impact would be less than significant. No mitigation measures are required.

Discussion- Item XIII-2:
The project site is undeveloped and would result in a 61-unit single-family, residential subdivision. No existing housing would be displaced. Therefore, there would be no impact.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- Item XIV-1:
Fire protection services would be provided by Station 100 of the Placer County Fire Department, Dry Creek Battalion, in cooperation with the Department of Forestry and Fire Protection. Funding for additional fire personnel and equipment would be provided in the short term by development fees collected to offset the additional demand for community services and in the long term by revenues generated by Placer County (such as property taxes or other mechanisms). Current staffing is adequate to provide services to the project area, therefore impacts to fire protection are less than significant. A “Will Serve” letter would be required from the Placer County Fire Department as a condition of approval for the proposed project. No mitigation measures are required.

Discussion- Item XIV-2:
The Placer County Sheriff's Department provides Law enforcement services to the project area. The project area is serviced by the South Placer Substation, which covers the area from Newcastle to the Sacramento County line. Funding for additional law enforcement personnel and equipment would be provided in the short term by development fees collected to offset the additional demand for community services and in the long term by revenues generated by Placer County (such as property taxes or other mechanisms). Current staffing is adequate to provide services to the project area, therefore impacts to sheriff protection are less than significant. A "Will Serve" letter would be required from the Placer County Sheriff Department as a condition of approval for the proposed project. No mitigation measures are required.

Discussion- Item XIV-3:
The project site is within the by Dry Creek Joint Elementary School District and Roseville Joint Union High School District. The school district(s) could require payment of school fees to support upgraded or new facilities to serve the additional school-age population in the project area. Since school fees are statutory and are required to be paid at the time of building permit application, funding is available to address individual and cumulative school demand impacts. Therefore, the impact of increased demand for schools is a less-than-significant impact. A "Will Serve" letter would be required from the aforementioned school districts as a condition of approval for the proposed project. No mitigation measures are required.

Discussion- Item XIV-4:
The proposed project would result in an increase in the number of residential dwellings within Placer County and an increase in the demand for maintenance of public facilities. Due to the size of the proposed project, additional maintenance of public facilities would not be needed to meet increased demand. Funding for additional personnel and equipment would be provided by revenues generated by Placer County (such as property taxes or other mechanisms), and development fees collected to offset the additional demand for public services. Therefore the increased demand on public services would be a less-than-significant impact. No mitigation measures are required.

Discussion- Item XIV-5:
The proposed project would not be increase the need for any other governmental services. Therefore the increased demand on other governmental services would be a less-than-significant impact. No mitigation measures are required.

XV. RECREATION – Would the project result in:

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

Discussion- Items XV-1, XV-2:
The proposed project would generate an increase in population of the local area, which will likewise generate an increased demand for park and recreational facilities. The proposed project would include a tot lot consisting of 0.26 acres. Furthermore, the Dry Creek Community Park is approximately 700 feet north of the project site. In order to comply with the Placer County General Plan recreation standards, the applicant would mitigate any additional park and recreation space requirements through mitigation fees. Mitigation measure XV.1 would reduce recreation impacts to less than significant. The proposed project would have a less-than-significant impact on recreation with mitigation incorporated.

Mitigation Measures- Items XV-1, XV-2:

MM XV.1 The applicant shall pay the appropriate mitigation fees in order to satisfy the Placer County General Plan recreation standards, per the Placer County Park Dedication Fee Program.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1, XVI-2:
A Traffic Impact Analysis for the 61-lot Morgan Knolls Subdivision was prepared for the proposed project by KD Anderson & Associates, Inc. on October 9, 2014. The analysis determined that the proposed project would generate 581 trip ends per day (46 a.m. peak hour trips and 61 p.m. peak hour trips). To determine the impacts of proposed project traffic, the analysis uses Placer County methodology to determine the significance of traffic impacts within the context of Level of Service goals established by the General Plan and local community plans. The general minimum Level of Service standard is LOS D but that at build out of the Community Plan some intersections and roadway segments may exceed that standard.

Trips generated by the proposed project would slightly increase the length of delays occurring at intersections in the project vicinity, but would not result in any new intersections operating with an overall Level of Service (LOS) in excess of the adopted standard. The proposed project would add a small amount of traffic to the unsignalized Watt Avenue/ PFE Road intersection, which currently operates at LOS F during the a.m. peak hour. In this case, the incremental change in average delay resulting from the project does not exceed the 2.5 second increment permitted under Placer County guidelines. Thus, the project's impact to this intersection is not significant.

The proposed project would also add traffic to the signalized PFE/ Walerga Road intersection which currently operates at an LOS that exceeds the minimum LOS D standard. Proposed project traffic would not exceed the 0.05 volume to capacity (V/C) ratio increase for intersections currently operating below the acceptable LOS. Therefore, the proposed project would have a less than significant impact to the LOS at intersections in the project vicinity.

The proposed project would also increase trips on roadway segments in the project vicinity. Proposed project traffic would not change the current LOS on PFE Road, which would remain at LOS B. The proposed project would increase traffic on Walerga Road, which currently exceeds the interim LOS D Placer County threshold. Proposed

project trips would increase the V/C ratio on Walerga Road, but since the incremental increase in V/C ratio is less than the 0.05 Placer County threshold for roadway segments currently operating below LOS standards, the impact to the LOS on Walerga Road would be less than significant.

The analysis also included cumulative (year 2025) impacts of the proposed project. Using Placer County methodology, the analysis determined that cumulative impacts would also be less than significant at intersections and on roadway segments in the project vicinity.

The proposed project creates site-specific impacts on local transportation systems that are considered less than significant using Placer County methodology when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS; however, the cumulative effect of an increase in traffic has the potential to create significant incremental impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. Signal and intersection improvements are included in the CIP for the intersection of PFE Road and Walerga Road as well as the intersection of PFE Road and Watt Avenue. The nearby Riolo Vineyards Specific Plan project will design and construct intersection and signal improvements at each of these locations as the project builds out; however, the County may proceed with one or both of these intersection improvements sooner based on the need. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures- Item XVI-1, XVI-2:

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B) South Placer Regional Transportation Authority (SPRTA)
C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is $4,488 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (DPW)

Discussion-Item XVI-3:
The proposed project would not result in increased impact to vehicle safety due to roadway design features. No sharp curves or dangerous intersections are proposed. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-4:
The proposed project would not result in inadequate emergency access or access to nearby uses. No security gates are proposed with the project. Emergency vehicles would also be able to access the project site through multiple access points constructed with the adjoining Hidden Crossing subdivision. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-5:
The proposed project would provide at least four spaces of available parking for each residence (two spaces in the garage and two spaces in the driveway), which would meet parking standards for residential uses required by the Placer County Zoning Ordinance (Section 17.54.060 Item 5). Therefore, the proposed project would provide sufficient parking. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-6: The proposed project would not result in hazards or barriers for pedestrians or bicyclists. The proposed project would provide an eight-foot wide meandering bike/walking trail adjacent to Walerga and PFE Road. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-7:
The proposed project would not conflict with adopted policies, plans or programs supporting alternative transportation. The proposed project would be consistent with alternative transportation policies found in the Placer

County General Plan, Dry Creek West Placer Community Plan, and the Placer County 2035 Regional Transportation Plan. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-8:
The proposed project would not result in a change in air traffic patterns. Therefore, there would be no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Items XVII-1, XVII-2, XVII-6:
Sanitary sewer service would be provided to the proposed project by Placer County. The proposed project would connect to the existing sewer constructed with the adjacent Hidden Crossing Subdivision. The project site would have to be annexed into the Placer County Service Area 28 Zone 173 (CSA 28, Zone 173). Placer County operates and maintains the sewer infrastructure in the CSA 28, Zone 173 and the City of Roseville operates and maintains the Dry Creek Wastewater Treatment Plant, where the wastewater from the project will be treated.

The type of wastewater to be produced by the proposed project is typical of wastewater already collected and treated at the Dry Creek and Pleasant Grove Wastewater Treatment Plants. The aforementioned treatment facilities are capable of handling and treating residential wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. Due to the relatively small size of the proposed project (61 units), it would not be expected to exceed wastewater treatment requirements, require new construction or expansion of wastewater treatment facilities, or require sewer service that is unavailable. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion- Item XVII-3:
The project would be served by public sewer, and would not require or result in the construction of new septic systems. There would be no impact

Discussion- Item XVII-4:
The proposed project would require the construction of an on-site storm water drainage system and the replacement of the existing Walerga Road culvert crossing. The storm water drainage system of the proposed project would connect to the existing drainage system constructed with the Hidden Crossing Subdivision. The proposed system would be designed to meet the criteria outlined in the Placer County Flood Control and Water

Conservation District's Storm Water Management Manual and Placer County's Land Design Manual (Meredith Engineering, 2014).

The Applicant has proposed to replace the existing Walerga Road culvert crossing with a new concrete or plastic drain pipe and an increased slope for improved flow characteristics. The replacement of the existing Walerga Road culvert crossing would increase pipe capacity to accommodate the increase in peak flow from the proposed project.

The construction of an on-site storm water drainage system and replacement of the existing Walerga Road culvert crossing would involve physical changes to the site, such as excavation and soil disruption, which have the potential to negatively impact water quality. The impact of the proposed project related to construction of a new storm water drainage system would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVII-4:

Mitigation measures MM VI.1, MM VI.2, MM VI.5, MM VI.7, and MM IX.5 (See Geology and Soils Section VI and Hydrology and Water Quality Section IX).

Discussion- Item XVII-5:

The proposed project would be served by Cal-American Water, a private water service provider. Cal-American contracts with the Placer County Water Agency (PCWA) for reliable sources of potable water. The proposed project would connect to the existing water constructed with the adjacent Hidden Crossing Subdivision. PCWA would use surface water entitlements to serve the proposed project, consistent with Placer County's policy to encourage the use of surface water (Policy 6.A.13.c.). The proposed project would have sufficient water supplies, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Item XVII-7:

Solid waste would be collected and disposed of at the Western Placer County Regional Materials Recovery Facility for sorting. Any solid waste not recycled or composted would be disposed of at the Western Regional Sanitary Landfill. The proposed project would be served with a landfill with sufficient permitted capacity to accommodate the solid waste disposal needs of the proposed project in compliance with all applicable laws, therefore this impact would be less than significant. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency

☐ California Department of Toxic Substances	☒ U.S. Army Corp of Engineers
☐ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Lisa Carnahan, Chairperson
Planning Services Division, Air Quality, Lisa Carnahan
Engineering and Surveying Division, Rebecca Taber
Department of Public Works, Transportation, Stephanie Holloway
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Environmental Engineering Division, Heather Knutson
CALFire, Mike DiMaggio

Signature_____Date_____February 23, 2015_____
Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

County Documents	☒ Air Pollution Control District Rules & Regulations	
	☒ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☒ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☒ Tree Ordinance	
	☐ _____	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐ _____	
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☒ Paleontological Survey
		☒ Tree Survey & Arborist Report

		☐ Visual Impact Analysis
		☒ Wetland Delineation
		☒ Acoustical Analysis
		☐ _____
	Engineering & Surveying Division, Flood Control District	☒ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan
		☒ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☒Tentative Map
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☒ Phase I Environmental Site Assessment
		☒ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☒ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☒ Traffic & Circulation Plan
		☐ _____

J. REFERENCES:

Barnett Environmental, Jurisdictional Wetland Delineation for the Manikas Property (APN 0230221-015), May 10, 2013

Barnett Environmental, Jurisdictional Wetland Delineation and Preliminary Biological Resources Assessment for the Morgan Knolls Residential Project (APN 023-221-015), August 1, 2014.

Bollard Acoustical Consultants, Inc. Environmental Noise Analysis Morgan Knolls Residential Development, August 2013.

California Department of Toxic Substances Control. Envirostor Database. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=PFE%20and%20Walgera%20Road,%20antelope%20ca&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Department of Conservation, Division of Mines and Geology (DMG), *Mineral Land Classification of Placer County, California*, 1995.

ECORP Consulting, Inc, *Cultural Resources Inventory Report, Morgan Knolls Project, Placer County California*, September 2013

Foothill Associates, Silver Creek Draft Environmental Impact Report, December 2005.

Foothill Associates, Silver Creek Final Environmental Impact Report, May 2006.

Meredith Engineering, *Preliminary Waste Water Report Morgan Knolls*, October 15, 2013.

Meredith Engineering, *Preliminary Strom Drainage Report Morgan Knolls*, January 25, 2014.

Placer County, *Dry Creek-West Placer Community Plan*, May 14,1990.

Placer County, *Dry Creek-West Placer Community Plan: Final Transportation and Circulation Element*, Updated July 2011.

Placer County, Placer County Code, *Chapter 9 Public Peace, Safety and Welfare*, Article 9.36 Noise

Placer County, *Placer County Design Guidelines Manual*, Revised September 2003.

Placer County, *CEQA Air Quality Handbook*, October 2012

Placer County, *Placer County General Plan*, Updated May 2013.

Placer County Transportation Planning Agency, *2035 Regional Transportation Plan*, September 2010.

RCH Group, *Air Quality Technical Memorandum*, January 2014.

Sierra Nevada Arborists, *Updated Arborist Report and Inventory Summary*, August 2013.

Wallace-Kuhl & Associates (WKA, 2013), *Geotechnical Engineering Report Morgan Knolls*, August 16, 2013.

Wallace-Kuhl & Associates (WKA, 2013b), *Phase I Environmental Site Assessmen*t, August 19, 2013.

Wallace-Kuhl & Associates, *Summary of Soil Sampling and Laboratory Analyses*, July 21, 2014.

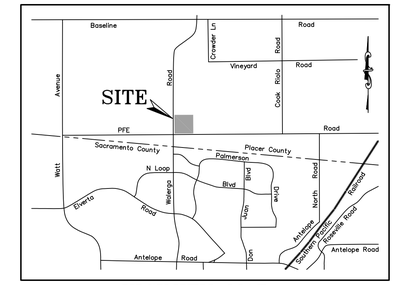
TENTATIVE SUBDIVISION MAP FOR

MORGAN KNOLLS

SHOWING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, T. 10 N., R. 6 E., PLACER COUNTY, CALIFORNIA

JANUARY 2015

SHEET 1 of 2



VICINITY MAP
NOT TO SCALE

RECORD OWNERS

WALERGA P.F.E. PARTNERSHIP
1817 MARYAL DRIVE, SUITE 100
SACRAMENTO, CA 95864

SUBDIVIDER

WALERGA P.F.E. PARTNERSHIP
1817 MARYAL DRIVE, SUITE 100
SACRAMENTO, CA 95864

PLANNER/ENGINEER

MEREDITH ENGINEERING, INC.
P.O. BOX 4391
EL DORADO HILLS, CA 95762
PHONE: (530) 676-7526

LAND SURVEYOR

MICHAEL DEQUINE AND ASSOCIATES, INC.
2295 GATEWAY OAKS DRIVE, SUITE 140
SACRAMENTO, CA 95833
PHONE: (916) 923-5820

ASSESSOR PARCEL NUMBERS

023-221-015

SITE SUMMARY

GROSS ACREAGE:	17.555± ACRES
NET ACREAGE:	12.214± ACRES

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY_____, ORDER NO._____ DATED _____. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES..

MICHAEL R. DEQUINE, L.S. DATE STAMP

ADDITIONAL EASEMENT DEDICATIONS

LOTS A AND B SHALL BE DEDICATED AS MULTI-PURPOSE EASEMENT, MULTI-PURPOSE TRAIL EASEMENT, AND LANDSCAPE EASEMENT.

EXISTING & PROPOSED USE AND ZONE

EXISTING USE:	VACANT
PROPOSED USE:	(SINGLE FAMILY RESIDENTIAL)
EXISTING ZONING:	RS-AG-B-20
PROPOSED ZONING:	RS-B6-DR

LOT SUMMARY

6,000 SQ.FT. TO 6,999 SQ.FT.	2 LOTS
7,000 SQ.FT. TO 7,999 SQ.FT.	41 LOTS
8,000 SQ.FT. TO 8,999 SQ.FT.	13 LOTS
9,000 SQ.FT. TO 9,999 SQ.FT.	1 LOTS
10,000 SQ.FT. TO 10,999 SQ.FT.	4 LOTS

PHASING

THIS MAP MAY BE PHASED
ALL OFFSITE SEWER SHALL BE CONSTRUCTED WITH PHASE 1

DISTRICTS

WATER:	CAL-AMERICAN WATER/PCWA
SEWER:	PLACER COUNTY SERVICE AREA 28 ZONE 173
DRAINAGE:	PLACER COUNTY
ELECTRICITY:	SMUD
GAS:	PACIFIC GAS & ELECTRIC
SCHOOL DISTRICT:	DRY CREEK JOINT SCHOOL DISTRICT ROSEVILLE HIGH SCHOOL DISTRICT
FIRE DISTRICT:	DRY CREEK FIRE DISTRICT
PARK DISTRICT:	PLACER COUNTY PARKS DISTRICT

FLOOD ZONE

X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. (FEMA MAP NO. 06061C0459, JUNE 8, 1998)

SMUD NOTES

1. A 15' PUE WILL BE DEDICATED ADJACENT TO THE EAST EDGE OF THE WALERGA ROAD ROW.
2. PLANTING OF TREES AND SHRUBS ADJACENT TO WALERGA SHALL NOT BE COMPLETED UNTIL AFTER COMPLETION OF UNDERGROUNDING OF THE 12 KV DISTRIBUTION LINE.
3. PLANTING OF TREES AND SHRUBS IN THE 15' PUE ALONG WALERGA ROAD SHALL BE POSTPONED UNTIL AFTER INSTALLATION OF THE 69 KV OHS-T/L.
4. A 12.5' PUE WILL BE DEDICATED ADJACENT TO ALL STREETS.
5. THE 15' PUE ADJACENT TO WALERGA ROAD IS A RESTRICTED BUILDING AND USE AREA.
6. IF GATES ARE CONSTRUCTED, SMUD MUST HAVE ACCESS AT ALL TIMES AND BE ABLE TO MANEUVER MAINTENANCE TRUCKS IN AND OUT OF PUE AREAS.
7. DEVELOPER SHALL DISCLOSE TO FUTURE/POTENTIAL OWNERS THE EXISTING OR PROPOSED 69 KV ELECTRICAL FACILITIES.

Michael Dequine and Associates, Inc.
2295 Gateway Oaks Drive, Suite 140
Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

MEREDITH ENGINEERING
CIVIL ENGINEERING - LAND DEVELOPMENT SERVICES
PO BOX 4391 - EL DORADO HILLS, CA 95762
Ph: 530-676-7526 Fax: 866-819-2835

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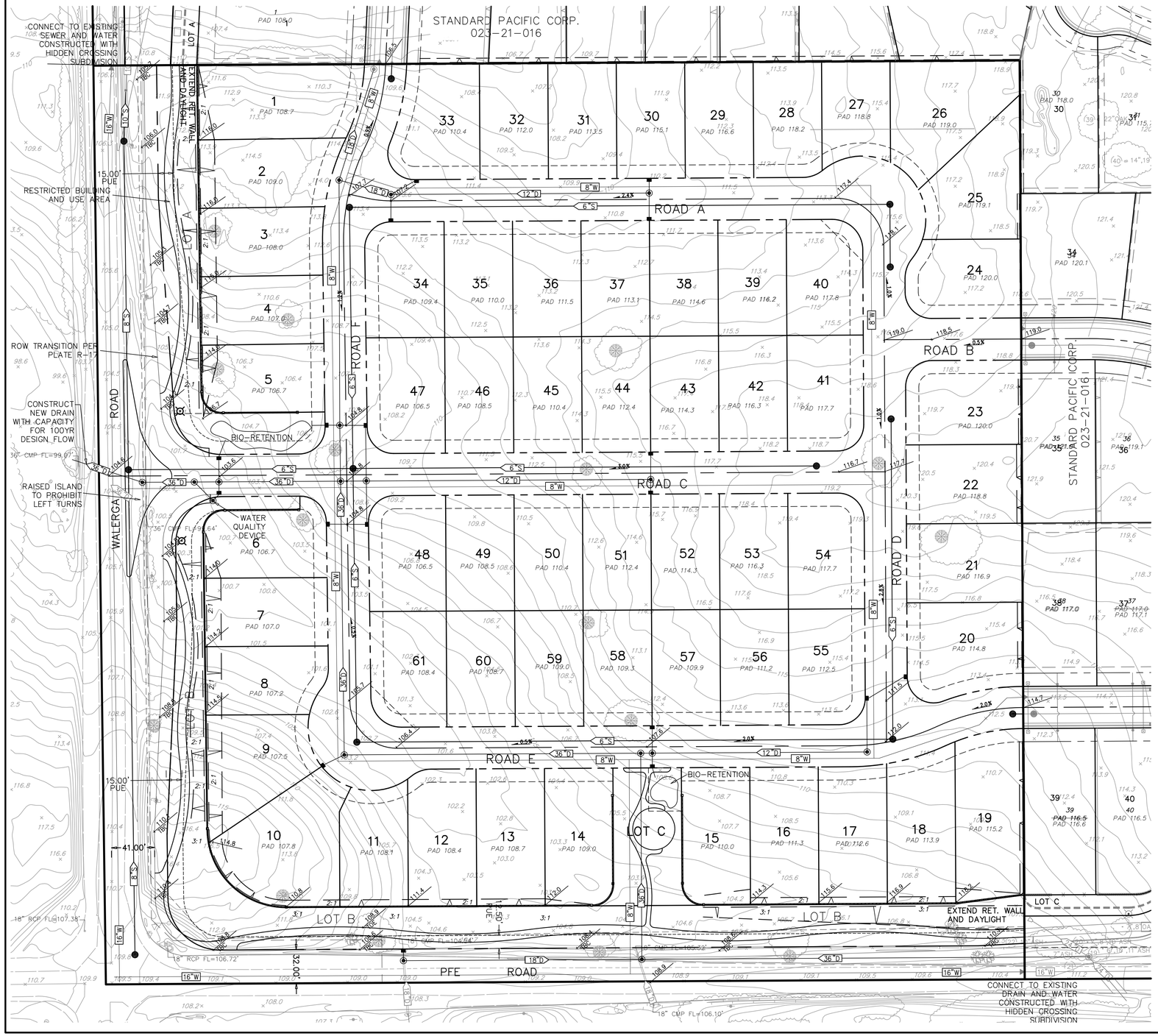
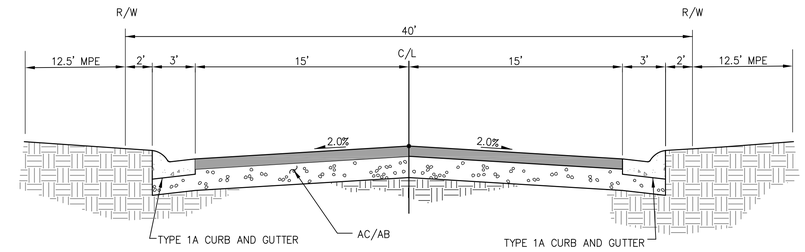
PRELIMINARY GRADING AND UTILITY PLAN
for
MORGAN KNOLLS
PLACER COUNTY
JANUARY 2015
SHEET 2 OF 2

1"=50' 0 50' 75' 100'

NORTH

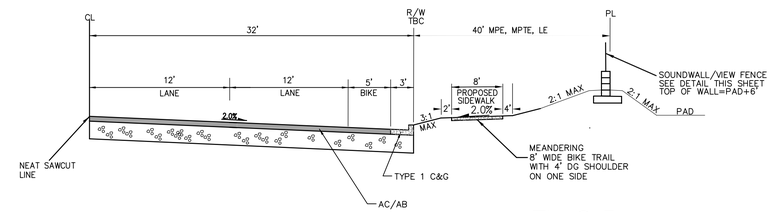
EARTHWORK
DISTURBED AREA– 17.5 ACRES
CUT– 40,000 YDS
FILL– 40,000 YDS





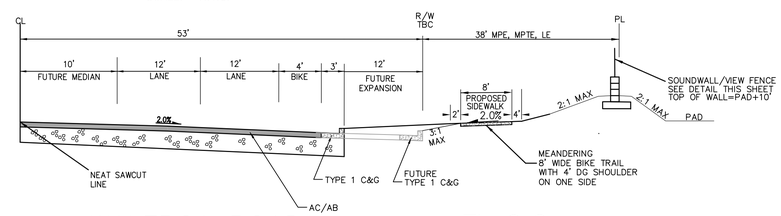
TYPICAL SECTION ROADS A–G

SCALE: N.T.S.



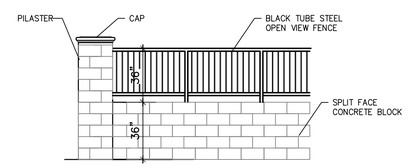
PFE ROAD TI=8.5

SCALE: N.T.S.



WALERGA ROAD TI=9.0

SCALE: N.T.S.



SOUNDWALL/VIEWFENCE

NTS

LID NOTES

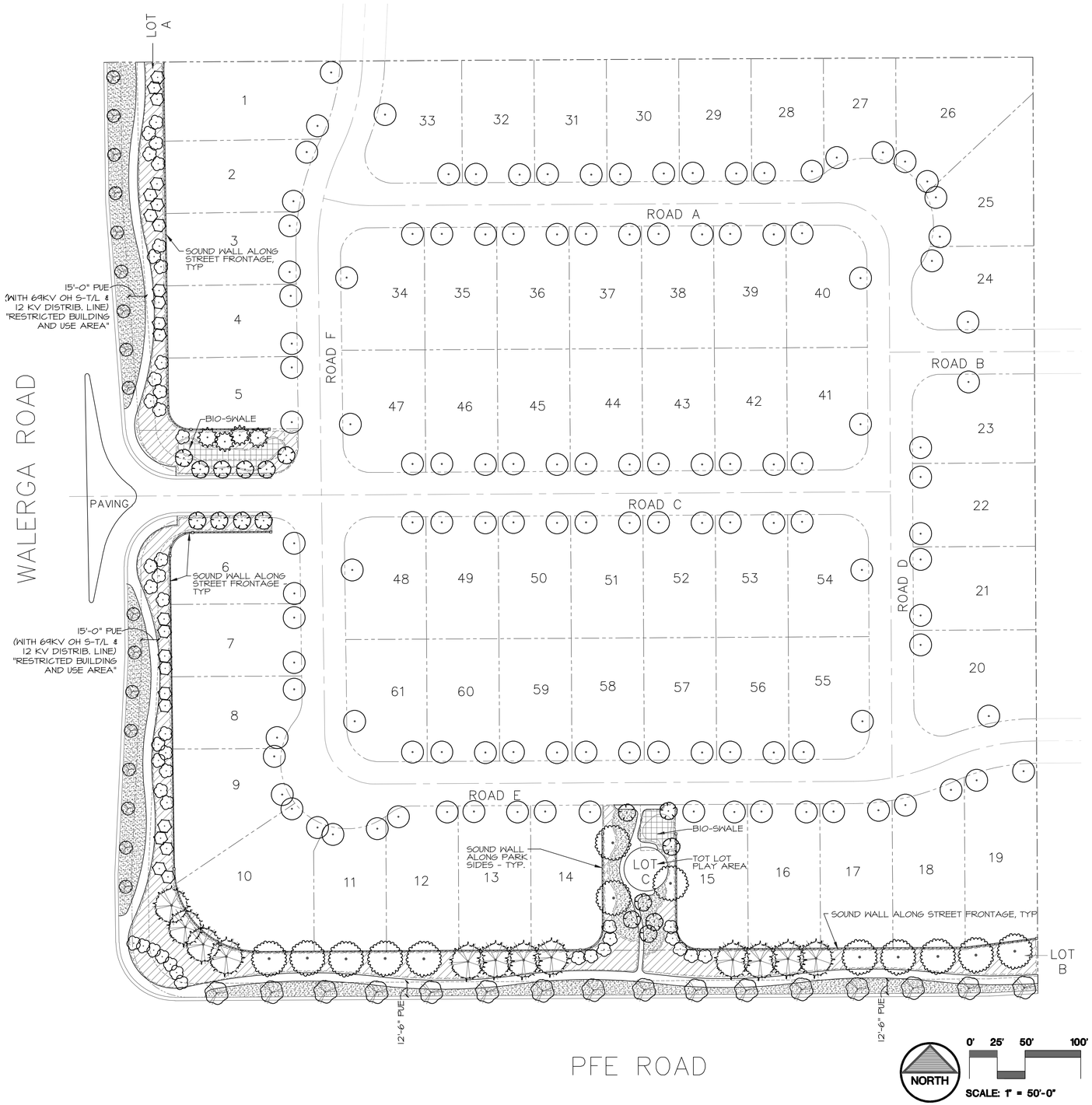
1. YARD DRAINS FROM RESIDENTIAL LOTS SHALL DISHCHARGE TO STREET THROUGH EMITTER TO BE LOCATED A MINIMUM OF 5' BEHIND CURB.
2. WATER QUALITY DEVICE AND BIORETENTION AREAS SHALL BE MAINTAINED BY THE HOA.
3. I.O.D. SHALL BE MADE TO THE COUNTY FOR WATER QUALITY DEVICE AND BIORETENTION AREAS

SMUD NOTES

1. A 15' PUE WILL BE DEDICATED ADJACENT TO THE EAST EDGE OF THE WALERGA ROAD ROW.
2. PLANTING OF TREES AND SHRUBS ADJACENT TO WALERGA SHALL NOT BE COMPLETED UNTIL AFTER COMPLETION OF UNDERGROUNDING OF THE 12 KV DISTRIBUTION LINE.
3. PLANTING OF TREES AND SHRUBS IN THE 15' PUE ALONG WALERGA ROAD SHALL BE POSTPONED UNTIL AFTER INSTALLATION OF THE 69 KV OHS–T/L.
4. A 12.5' PUE WILL BE DEDICATED ADJACENT TO ALL STREETS.
5. THE 15' PUE ADJACENT TO WALERGA ROAD IS A RESTRICTED BUILDING AND USE AREA.
6. IF GATES ARE CONSTRUCTED, SMUD MUST HAVE ACCESS AT ALL TIMES AND BE ABLE TO MANEUVER MAINTENANCE TRUCKS IN AND OUT OF PUE AREAS.
7. DEVELOPER SHALL DISCLOSE TO FUTURE/POTENTIAL OWNERS THE EXISTING OR PROPOSED 69 KV ELECTRICAL FACILITIES.

MEREDITH ENGINEERING
CIVIL ENGINEERING - LAND DEVELOPMENT SERVICES
PO BOX 4391 - EL DORADO HILLS, CA 95762
Ph: 530-676-7526 Fax: 866-819-2835

Michael Dequine and Associates, Inc.
2295 Gateway Oaks Drive, Suite 140
Sacramento, Ca. 95833
Phone: (916) 923-5820
Fax: (916) 923-1626



TENTATIVE MAP PRELIMINARY LANDSCAPE PLAN

PRELIMINARY PLANT LIST

FRONT YARD TREES SUCH AS:	BOTANICAL/COMMON	SIZE	REMARKS
	CELTIS AUSTRALIS / EUROPEAN HACKBERRY	15 GAL	NON MITIGATION TREE - DETERMINED PER CD'S
	LAGERSTROEMIA INDICA 'LAVENDER' / CRAPE MYRTLE	15 GAL	NON MITIGATION TREE - DETERMINED PER CD'S
	QUERCUS ILEX / HOLLY OAK	15 GAL	MITIGATION TREE - QTY. AS REQUIRED PER CD'S
	QUERCUS LOBATA / VALLEY OAK	15 GAL	MITIGATION TREE - QTY. AS REQUIRED PER CD'S
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL	NON MITIGATION TREE - DETERMINED PER CD'S
STREET TREES:	BOTANICAL/COMMON	SIZE	REMARKS
	ACER PLATANOIDES / NORWAY MAPLE	15 GAL	MEDIUM WATER USE
	ARBUTUS UNEDO (STANDARD FORM) / STRAWBERRY TREE	15 GAL	LOW WATER USE
	CEDRUS DEODARA / DEODAR CEDAR	15 GAL	MEDIUM WATER USE
	LAGERSTROEMIA INDICA 'DYNAMITE' / DYNAMITE CRAPE MYRTLE	15 GAL	LOW WATER USE
	PHOTINIA FRASERI (STANDARD FORM) / PHOTINIA	15 GAL	MEDIUM WATER USE
	PRUNUS BLIREIANA / PINK FLOWERING PLUM	15 GAL	MEDIUM WATER USE
	RHUS LANCEA (STANDARD FORM) / AFRICAN SUMAC	15 GAL	LOW WATER USE
	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM	15 GAL	MEDIUM WATER USE
SHRUBS & GROUND COVERS SUCH AS BUT NOT LIMITED TO:	BOTANICAL/COMMON	SIZE	REMARKS
	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL	MEDIUM WATER USE
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL	LOW WATER USE
	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	5 GAL	LOW WATER USE
	CISTUS X PURPUREUS / ORCHID ROCKROSE	5 GAL	LOW WATER USE
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	1 GAL	MEDIUM WATER USE
	FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM WATER USE - VINES TO BE PLANTED ALONG WALL
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	LOW WATER USE
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL	LOW WATER USE
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM' / NEW ZEALAND FLAX	5 GAL	LOW WATER USE
	PHOTINIA FRASERI / PHOTINIA	5 GAL	MEDIUM WATER USE
	PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL	MEDIUM WATER USE
	RHAPHIOLEPIS INDICA 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN	5 GAL	LOW WATER USE
BIO-SWALE	BOTANICAL/COMMON	CONT	REMARKS
	BIOFILTRATION SOD BY DELTA BLUEGRASS / BIOFILTRATION SOD	SOD	MED WATER USE
TURF:	BOTANICAL/COMMON	SIZE	REMARKS
	LAWN	SOD	HIGH WATER USE

NOTES:

1. NEW LANDSCAPING SHALL BE SIMILAR TO THE ADJACENT HIDDEN CROSSING SUBDIVISION'S STREETSCAPE LANDSCAPING, WHERE POSSIBLE.
2. NEW LANDSCAPING SHALL MEET CURRENT PLACER COUNTY AND STATE WATER USE RESTRICTIONS. QUANTITY OF LAWN, MEDIUM WATER USE SHRUBS AND GROUND COVERS MAY HAVE TO BE DECREASED TO MEET CURRENT WATER RESTRICTIONS, AND WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
3. NEW LANDSCAPING SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENT PHASE.
4. THE SOUND WALL SHALL MATCH THE WALL DESIGN FOR THE ADJACENT HIDDEN CROSSING SUBDIVISION.
5. TREE MITIGATION QUANTITIES AND TYPES OF TREES TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. AS MANY AS POSSIBLE MITIGATED TREES TO BE REPLACED ON SITE PER PLACER COUNTRY STANDARDS.
6. FRONT YARD TREES LOCATIONS ARE DIAGRAMMATIC AND WILL NEED FIELD ADJUSTMENTS DUE TO FINAL HOUSE, DRIVEWAY, AND UTILITY LOCATIONS PER THE CONSTRUCTION DOCUMENT PHASE OF THIS PROJECT.
7. TO HELP VISUALLY SCREEN THE SOUND WALL FROM THE STREET FRONTAGE, VINES WILL BE PLANTED FROM 10 TO 15 FT. ON CENTER ALONG THE LENGTH OF THE STREET SIDE OF THE WALL. GROUPS OF SHRUBS WILL ALSO BE PLANTED ALONG THE LENGTH OF WALL FOR SCREENING.

SMUD NOTES:

1. SMUD CURRENTLY OWNS AND OPERATES A 69 KV OVERHEAD SUB-TRANSMISSION LINE (OH S-TL) AND A 12 KV DISTRIBUTION LINE LOCATE IN THE PUBLIC RIGHT OF WAY OF WALERGA ROAD ALONGSIDE THE WESTERN BOUNDARY OF THIS PROPOSED SUBDIVISION WHICH WILL BECOME A DEDICATE 15 FT. WIDE EASEMENT, AND ALONG PFE ROAD THERE WILL BE A 12.5 FT PUE. SEE PLAN FOR LOCATIONS OF THE PUE.
2. SMUD HAS FUTURE PLANS TO RELOCATE THE EXISTING OVERHEAD 12 KV DISTRIBUTION LINE ALONG WALERGA ROAD TO AN UNDERGROUND CONDUIT WITHIN THE PUE. PER SMUD REQUIREMENTS, SMUD WILL NOT PERMIT THE ESTABLISHMENT OF TREES AND SHRUBS ALONG WALERGA ROAD UNTIL AFTER THE COMPLETION OF THE 69 KV OVERHEAD SUB-TRANSMISSION LINE (OH S-TL) AND UNDERGROUNDING OF THE 12 KV DISTRIBUTION LINE. VERIFY PLANTING INSTALLATION WITH SMUD PRIOR TO PLANTING.
3. TREES WITHIN THE PUE SHALL CONFORM TO SMUD'S REFERENCE GUIDE BOOK "THE RIGHT TREE IN THE RIGHT PLACE" AS SHOWN ON THE PLAN. SMUD REQUESTS THAT THE DEVELOPER CONSULT WITH SMUD AND RECEIVE ADVANCE APPROVAL FROM SMUD AS TO THE SPECIES AND TYPES OF TREES TO BE PLANTED WITHIN THE OH S-T/L CORRIDOR PRIOR TO SELECTING, DESIGNING AND INSTALLING THE LANDSCAPE PLANTINGS.
4. IN THE EVENT THAT SECURITY GATES OR OTHER RESTRICTIVE ACCESS MEASURES ARE ADOPTED FOR THIS PROPOSED SUBDIVISION, VEHICULAR ACCESS MUST BE PROVIDED TO SMUD AT ALL TIMES. THIS ACCESS MUST INCLUDE A TURNING RADIUS THAT ALLOWS FOR LARGE LINE TRUCKS TO SUCCESSFULLY NAVIGATE IN TO AND OUT OF THE PUE AREAS.
5. THE OWNER / DEVELOPER MUST DISCLOSE TO FUTURE / POTENTIAL OWNER THE EXISTING OR PROPOSED 69 KV ELECTRICAL FACILITIES. ANY REVISIONS OR DELETIONS RELATIVE TO THE ABOVE CONDITION MUST BE SUBMITTED IN WRITING BY THE REAL ESTATE SECTION OF SMUD. NO VERBAL OR OTHER WRITTEN AGREEMENTS SHOULD BE ACCEPTED BY THE COUNTY OF PLACER.

Sierra Design Group
Landscape Architects
5320 Barton Road
Loomis, California 95650
(916) 660-9022 CLA 2694
www.sierradesigngroup-la.com

MORGAN KNOLLS
WALERGA ROAD AND PFE ROAD, PLACER COUNTY, CA

WALERGA PFE PARTNERSHIP
1817 MARYAL DR., SUITE 100, SACRAMENTO, CA

C-116-13
JAN. 6, 2015