Table S-1 Summary of Impacts and Mitigation Measures

Table 5-	Summary of impacts and willig	jation ivicasu	162		
Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
3.1 Popul	ation and Housing				
3.1-1	Development in accordance with the FDCP would increase the population in the Plan area.	LS		None required.	LS
		SU		None available.	SU
3.1-2	Development of the Plan area in accordance with the FDCP would promote an imbalance of jobs and housing in the FDCP area.	SU		None available.	SU
		LS		None required.	LS
3.1-3	Development of the Plan area in accordance with the FDCP would not comply with the Housing Element of the Placer County General Plan and would not meet housing needs in the Plan area.	LS		None required	LS
		PS	3.1-3a	Each tentative subdivision map and multifamily housing project within the Forest Ranch Concept Plan area shall comply with the Placer County Inclusionary Housing Ordinance in effect at the time each project is proposed. The Specific Plan submitted for the project site shall specify the mechanism that will be implemented to require that 1,700 of the 2,213 units will be agerestricted.	LS

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		PS	3.1-3b	Alternatively, the developer shall submit for County approval as a comprehensive inclusionary housing plan for the entire project that demonstrates compliance with the Placer County Inclusionary Housing Ordinance in effect at the time it is submitted.	LS
3.2 Land	Use		<u> </u>		
3.2-1	Potential conflicts between the FDCP and the PCGP.	LS		None required.	LS
3.2-2	Development of incompatible uses and/or creation of land use conflicts within the FDCP area.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.2-2a	Tentative subdivision maps for residential development and multiple family development within the Forest Ranch Specific Plan area shall be designed to reflect and consider natural features, visibility of structures, and the relationship of the project to surrounding uses, and to maintain the character and visual quality of the area.	LS
		PS	3.2-2b	A Specific Plan shall be prepared for the project sire that clearly delineates the location of proposed land uses and zoning.	LS

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3.2-3	Loss of open space resulting from development in accordance with the FDCP.	SCU		None available.	SCU
		SCU		None available.	SCU
3.3 Aesth	etics				
3.3-1	Alteration of views of the FDCP area due to development in accordance with the FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.3-1	A Specific Plan shall be prepared for the Forest Ranch Concept Plan site that incorporates design standards adopted for the Forest Ranch Specific Plan and other measures, as appropriate, to reduce potential adverse aesthetic impacts to a less than significant level.	<u>LS</u>
3.3-2	Alteration of views from scenic highways in the Plan area due to development in accordance with the proposed FDCP.	PS		None available.	SU
		PS		None available.	SU
3.3-3	Introduction of new sources of light and glare within the FDCP area.	SCU		None available	SCU
		SCU		None available	SCU

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3.4 Public	c Facilities				
3.4-1	Provision of adequate sewage disposal services to serve the FDCP area.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.4-1a	Small wastewater treatment facilities shall not be allowed within the Forest Ranch Concept Plan area unless a responsible entity (community services district or alternative public agency) is formed to manage, operate and maintain the facilities.	LS
		PS	3.4-1b	A responsible entity for sustainable wastewater treatment facility maintenance and operation shall be formed or completed within the Forest Ranch Concept Plan area prior to recordation of the first final subdivision map for a development project with a density exceeding county criteria for septic system disposal. The responsible entity will assume liability for maintaining compliance with Federal and State requirements, maintenance and upgrades, and continued effort funding in the form of user fees to avoid mandatory financial penalties for noncompliance and strict enforcement actions.	LS

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	3.4-1c	The Forest Ranch Concept Plan developer shall obtain Waste Discharge Requirements (WDRs) from the Regional Water Quality Control Board for the on-site wastewater treatment facility, which will assure that the size, treatment process, and discharge of treated effluent are adequate and in compliance with local, state and federal standards. If the size or other characteristics of the golf course are inadequate for spray irrigation of treated effluent, adequate area shall be provided on the site in accordance with WDRs.	LS
		PS	3.4-1d	The wastewater treatment plant shall be designed to incorporate multiple treatment systems.	LS
		PS	3.4-1e	Chlorine gas shall not be used for disinfection. Alternative processes such as use of sodium hypochlorite or ultraviolet radiation shall be used.	LS
		PS	3.4-1f	Emergency storage pond(s) shall be incorporated in the wastewater treatment plant design to allow for emergency storage of untreated effluent.	LS
		PS	3.4-1g	A diesel standby generator shall be provided for use in the event of a power failure.	LS

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		PS	3.4-1h	Subsequent project level environmental review shall be required for the wastewater conveyance master plan & treatment facility prior to project approvals.	LS
3.4-2	Provision of a safe and adequate water supply and fire flow to serve the FDCP area.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.4-2a	The Specific Plan for the Forest Ranch Concept Plan shall identify the water supply for the project and shall include detailed plans of how that water supply will be developed. Potential water supply sources include raising the level of Sugar Pine Dam or drilling new wells and constructing additional storage facilities.	LS
		PS	3.4-2b	A "will serve" letter shall be obtained from the Foresthill P.U.D. prior to recordation of the first final subdivision map or other County approval.	LS

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		PS	3.4 -2c	The portion of the Forest Ranch Concept Plan located outside Foresthill P.U.D. boundaries shall be annexed to the District prior to recordation of the first final subdivision map. Prior to approval of the annexation, plans shall be approved by the PUD to increase storage and distribution facilities to ensure that an adequate supply of water will be available to serve the Forest Ranch Concept Plan site.	LS
		PS	3.4-2d	The new water storage and distribution system included in the approved plans required by mitigation measure 3.4-2b shall be in place and operational prior to recordation of the first final subdivision map within the PUD annexation area.	LS
		PS	3.4-2e	An emergency water storage tank(s) shall be constructed onsite by project developers and maintained by Foresthill P.U.D. The location(s) and volume of water to be stored shall be determined by Foresthill P.U.D. and the Foresthill Fire Protection District.	LS
		PS	3.4-2f	Fire hydrants shall be installed and fire flow shall be provided in accordance with the requirements of the Foresthill P.U.D. and the Foresthill Fire Protection District.	LS

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		PS	3.4-2g	Construction of water lines and the emergency water storage tank(s) shall be in compliance with Mitigation Measure 3.6-4c-d.	LS
3.4-3	Provision of adequate schools to serve the Plan area.	LS		None required.	LS
3.4-4	Provision of adequate fire protection services and facilities to serve the FDCP area and increase wild land fire impacts to residences.	SU		Mitigation measures are available, but are outside the control of the County.	SU
		SU	3.4-4	Developments located within the Forest Ranch Concept Plan area shall pay a fair share contribution to provide for facilities and services to maintain fire safety standards in accordance with local, state, and federal requirements.	SU
3.4-5	Provision of adequate public protection to serve the FDCP area.	LS		None required.	LS
		PS	3.4-5	Forest Ranch Concept Plan developers shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for law enforcement and related services and operational costs, with funding responsibilities imposed on residential, office, commercial and recreational properties within the Forest Ranch Concept	LS

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				Plan, including the costs for services required to satisfy General Plan standards now in existence or later amended. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map.	
3.4-6	Provision of adequate flood protection and stormwater drainage for the FDCP area.	LS		None required.	LS
		PS	3.4-6a	The developer shall submit a master drainage plan for the Forest Ranch Concept Plan site for review and approval by the Placer County Engineering and Surveying Department and the Placer County Flood Control and Water Conservation District with any Specific Plan or entitlement request submitted for property within the Concept Plan site. The master drainage plan shall address design of any proposed drainage systems as well as drainage flowing into, through, and originating within the Concept Plan area. The plan shall meet the requirements of the Placer County Land Development and Stormwater Management Manuals in force at the time of plan submittal. The plan shall address phasing of	LS

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				drainage system improvements. Subsequent development within the Concept Plan site shall be consistent with the approved master drainage plan and any approved revisions thereto. A preliminary master drainage plan shall be submitted as part of the environmental review process for any Specific Plan or the first entitlement request submitted for property within the Concept Plan site.	
		PS	3.4-6b	The Specific Plan shall propose a method to ensure sustainable storm drainage system operation and maintenance and funding. Prior to recordation of any map or acceptance by the County of any improvements within the Concept Plan area, a County Service Area, Zone of Benefit under CSA #28, community services district, expansion of powers of Foresthill PUD, or other mechanism acceptable to the County to ensure adequate storm drainage operations shall be formed or completed.	LS
3.4-7	Provision of adequate public utilities to serve the FDCP area.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS

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3.4-8	Provision of adequate cemeteries, libraries, postal facilities, health services, and solid waste collection and disposal services for the FDCP area.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.4-8	Developments located within the Forest Ranch Concept Plan area shall pay a fair share contribution to provide for facilities and services to maintain adequate cemeteries, libraries, postal facilities, health services, and solid waste collection and disposal services for the FDCP.	LS
3.5 Parks	and Recreation				
3.5-1	Provision of adequate parks and recreation facilities and programs to both residents of and visitors to the FDCP area.	LS		None required.	LS
		PS	3.5-1a	The developer of the Forest Ranch Concept Plan area shall be required to develop and maintain active recreation facilities in conformance with Goal 1.C.3 Standards 1.C.3-1 through 1.C.3-4 of FDCP Appendix "E" (Forest Ranch Specific Plan Area Development Standards).	LS
		PS	3.5-1b	Trail classifications shall be shown on all project plans in accordance with the Foresthill Divide Community Plan Trails Plan.	LS

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		PS	3.5-1c	A County Service Area, Zone of Benefit under CSA #28 (the County-wide County Service Area), community services district, expansion of powers of the Foresthill P.U.D., master homeowners association, parks and recreation district, assessment district, or other entity for sustainable park maintenance shall be formed or completed for the concept area prior to recordation of the first final subdivision map. A park maintenance tax assessment <i>or other funding mechanism</i> with a provision for increases indexed to the Consumer Price Index shall be approved by the landowners (voters) of the project site, to be developed prior to recordation of the first final subdivision map.	LS
	al Resources/Conservation/Open Space				
3.6-1	Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non- agricultural use.	LS		None required.	LS
3.6-2	Conversion of timber lands to non-timber production use.	SCU		None available.	SCU
	-	SCU		None available.	SCU

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3.6-3	Increased exposure of people and property to geologic hazards in the Plan area due to development in accordance with the proposed FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
3.6-4	Increased soil erosion and other soil-related hazards in the Plan area due to development in accordance with the proposed FDCP.	PS	3.6-4a	A geotechnical engineering investigation of proposed development sites shall be prepared by a qualified California-licensed civil engineer or a qualified California-licensed geotechnical engineer prior to any grading or other ground-disturbing activities. All site grading, trenching, cut and fill, engineered soils, and construction shall be in compliance with the recommendations of the geotechnical engineering investigation, including soil index, pH and resistivity testing, fill control, and proper design of cut and fill slopes.	LS
		PS	3.6-4b	Erosion and ground instability mitigation measures shall include conformance to Chapter A 33 of the 1997 edition of the Uniform Building Code and Placer County's Grading Erosion and Sediment Control Ordinance. The required designs shall include methods to control soil erosion and ground instability. Measures to control soil	LS

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			#	erosion and mitigate potential differential settlement and construction related ground instability impacts include, but are not limited to, the following: 1. A California licensed civil engineer shall prepare an improvement/grading plan for proposed development sites. 2. A Notice of Intent (NOI) and supporting documents shall be submitted to the State Water Resources Control Board (SWRCB). A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for inclusion with construction plans and for regulation of construction activities on development project sites. The objectives of the SWPPP are to identify the sources of sediment and other pollutants that affect the quality of storm water discharges and to describe and ensure the implementation of practices to reduce sediment and other pollutants in storm water discharges. The SWPPP must include Best	* *
				Management Practices (BMPs) which address source reduction and sediment capture and retention.	

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				3. Uncemented silty soils are prone to erosion. According to requirements as set forth in Section 402(p) of the Clean Water Act as amended in 1987, and as administered by the SWRCB as described in (2) above, erosion control measures (appropriate Best Management Practices) shall be implemented during construction which conform to the National Pollutant Discharge Elimination System, Storm Drain Standards, and local standards. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with Uniform Building Code guidelines and the Placer County Grading Ordinance. In general, soil slopes shall be no steeper than 2:1 (horizontal to vertical) unless authorized by a qualified professional. Any deviation from the 2:1 slope standard is subject to review and approval by the Department of Engineering and Surveying. Slope angles shall be designed to conform to the competence of the material into which they are excavated.	
				4. Parking facilities, roadway surfaces, and buildings all have impervious surfaces	

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				which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from structures, to collect water concentrated by these surfaces, and to convey water away from the project site in accordance with the National Pollutant Discharge Elimination System, Storm Drain Standards, and Placer County standards.	
				5. Where structures are to be constructed between the rock, hardpan or dense soil exposed in a cut slope and engineered fill, a geotechnical study shall be prepared as detailed in Mitigation Measure 3.6-4a, and site specific soil engineering recommendations developed to mitigate this impact.	
				6. During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 2:1 slope angle, or be reviewed for stability by a qualified professional in accordance with the Occupational Safety and Health Administration regulations, if personnel are to enter the excavations.	

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		PS	3.6-4c	A preliminary geotechnical engineering investigation prepared by a licensed civil engineer or a qualified California-licensed geotechnical engineer and consistent with the requirements of the Placer County Grading, Erosion, and Sediment Control Ordinance shall be submitted with the Specific Plan. A more detailed geotechnical engineering investigation prepared by a licensed civil engineer or a qualified California-licensed geotechnical engineer and consistent with the requirements of the Placer County Grading, Erosion and Sediment Control Ordinance shall be submitted with each Tentative Subdivision Map application within the project area. Other entitlement requests may be required to prepare project specific geotechnical investigations if findings in the Specific Plan preliminary engineering investigation indicates a need.	LS
		PS	3.6-4d	Erosion and ground instability mitigation measures shall include conformance to the Uniform Building Code and Placer County's Grading, Erosion and Sediment Control Ordinance. The required designs shall include methods to control soil erosion and ground instability. Measures to control soil erosion and mitigate potential differential settlement and construction related ground	LS

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				 instability impacts include, but are not limited to: Prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils. In landslide hazard areas, prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes. Limit development in areas of steep (in excess of 30%) or unstable slopes, or slope breaks to minimize hazards caused by landslides, liquefaction, construction undercutting or vegetation loss. Septic leachfields and drainage plans shall direct runoff and drainage away from steep and/or unstable slopes. A California licensed Civil Engineer shall prepare and submit to the Department of Engineering and Surveying a preliminary grading plan and erosion control plan (winterization/ground instability plan) for new development projects prior to any environmental review determination. 	

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3.6-5	Increased exposure of people and property to flooding hazards in the Plan area due to development in accordance with the proposed FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.6-5a	All drainage-related infrastructure including detention facilities shall be designed in accordance with the standards contained in the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and Placer County Land Development Manual. All new development shall be planned and designed so that no damage occurs to structures or improvements during the 100-year event and no inundation of private property utilized for human habitation or wastewater disposal facilities occurs during the 10-year event. The Master Drainage Plan to be provided with the Specific Plan shall identify all 100 year flood plains within the Forest Ranch Concept Plan and designate these areas for open space uses. Plans identifying areas susceptible to 100-year and 10-year events shall be presented to the Placer County Flood Control and Water Conservation District and the Engineering and Surveying Department prior to consideration by the County of the first tentative map, conditional use permit or minor use permit	LS

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		PS	3.6-5b	Development within the Concept Plan area shall comply with the requirements of the Placer County Flood Damage Prevention Regulations (Article 15.52, Placer County Code)	LS
		PS	3.6-5c	Flood control mechanisms shall be designed to utilize natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors. Flood control structures, facilities, and improvements shall be designed to conserve resources, incorporate and preserve scenic values, and incorporate opportunities for recreation where appropriate.	LS
		PS	3.6-5d	The developer shall submit a master drainage plan for the Forest Ranch Concept Plan for review and approval by the Placer County Engineering and Surveying Department and the Placer County Flood Control and Water Conservation District with the Specific Plan or subsequent entitlement request submitted for the Forest Ranch Concept Plan. The master drainage plan shall be designed to create no net increase in peak flows from any individual identified watershed and shall meet all of the requirements of the Placer County Land Development Manual and Stormwater Manual in force at the time of plan submittal. The master drainage plan	LS

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				shall address phasing tied to individual subdivision maps, conditional use permits, and minor use permits, subject to approval by the Engineering and Surveying Department and the District. Subsequent development within the Forest Ranch Concept Plan shall be consistent with the approved master drainage plan. If detention/retention facilities are identified as necessary, these shall be designed in accordance with the Master Drainage Plan and the Placer County Flood Control and Water Conservation District Storm Water Management Manual.	
		PS	3.6-5e	On-site sediment basins shall be designed and constructed with new development as determined to be necessary by the Department of Engineering and Surveying. These basins shall be constructed at the commencement of grading, and be maintained throughout the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters.	LS

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3.6-6	Adverse impacts on water quality in the Plan area and downstream due to wastewater generated by development in accordance with the proposed FDCP.	PSC	3.6-6a	If required by the State of California Water Resources Control Board, The County shall modify its Ordinance Governing Individual On-site Sewage Disposal Systems to meet the Regional Board Guidelines for Waste Disposal From Land Developments and submit the adopted FDCP to the Regional Board for review as required under Resolution No. 82-036 or subsequent resolutions.	LS
		PSC	3.6-6b	When required by State law or local ordinance, add the following policy to the FDCP: On-site sewage systems shall participate in the approved County Operation, Maintenance and Monitoring program.	LS
		PS	3.6-6c	All onsite wastewater treatment and disposal facilities (whether septic tank/leachfield or engineered alternative systems) proposed to be installed on individual lots shall comply with Placer County's Ordinance Governing Individual On-Site Sewage Disposal Systems, including compliance with the minimum locational and operational criteria described therein.	LS

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		PS	3.6-6d	Prior to approval of tentative maps or improvement plans (whichever comes first) involving lots proposed for onsite wastewater disposal systems, a site evaluation shall be performed for each proposed lot in accordance with Placer County's <i>Ordinance Governing Individual On-Site Sewage Disposal Systems</i> . Proposed lots shall contain sufficient area to ensure compliance with Placer County and Regional Water Quality Control Board standards and criteria for treatment and disposal facilities, including sufficient replacement area in the event of system failure. On-site sewage treatment and disposal will only be allowed on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.	LS
		PS	3.6-6e	The Specific Plan shall clearly show the location of all watercourses and existing springs. No onsite wastewater disposal system or replacement area shall be located within 100 feet of such features.	LS

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		PS	3.6-6f	A preliminary design of all proposed community wastewater treatment and disposal facilities shall be prepared and provided to Central Valley Regional Water Quality Control Board concurrent with the Specific Plan and shall be approved prior to consideration of the first tentative map covering those areas to be served. Tentative maps shall not be approved for the Forest Ranch project unless the proposed facilities are deemed by the regulatory agencies to be adequate to prevent potential water quality degradation from facilities operation at buildout of the Concept Plan. Subsequent environmental analysis of proposed facilities shall be undertaken, to evaluate the impact of any proposed treatment and disposal facilities.	LS
		PS	3.6-6g	The proposed recreational vehicle park shall be connected to the proposed community wastewater treatment and disposal facilities.	LS

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3.6-7	Water quality in the Plan area may be degraded following site development by the introduction of urban pollutants including vehicle oils and greases, heavy metals on roads, parking lots, and driveways, fertilizers and pesticides used on site landscaping, and toxic compounds released from auto maintenance areas. Construction during wet or dry weather will affect water quality with increased sedimentation, operation and maintenance of construction vehicles, and storage of materials that could release contamination to surface waters.	PS- (short-term)	3.6-7a	Prior to approval of improvement plans for projects of 1 acre or greater, the developer shall obtain from the State Water Resources Control Board a General Construction Activity Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities.	LS
		PS- (short-term)	3.6-7b	Prior to approval of improvement plans for all projects in the Plan area, the project developer shall submit to the Placer County Public Works Department, for review and approval, an erosion control plan consistent with the County's Grading, Erosion and Sediment Control Ordinance during environmental review. The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements and County ordinance standards. The plan shall address storm drainage during construction and proposed	LS

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				BMPs (Best Management Practices) to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to Placer County specifications. BMPs shall be implemented throughout the construction process. Best Management Practices for construction shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook (January 2003).	V
		PS- (short-term)	3.6-7c	On-site sediment basins shall be designed and constructed with new development as determined to be necessary by the Department of Engineering and Surveying. These basins shall be constructed at the commencement of grading, and be maintained throughout the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. Sediment basins located downstream of known development shall be designed to accommodate anticipated sediment deposit that will be transported during subsequent phases of development.	LS

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		PS-(long-term)	3.6-7d	Prior to approval of improvement plans for development projects in the Plan area, the developers shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain inlet clearing) to reduce long-term surface water quality impacts. Parking lot sweeping shall occur on a weekly basis, and storm drain inlet clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the proposed parking lots. The developers shall develop a financial mechanism, to be approved by Placer County, which ensures the long-term implementation of the program. Best management practices (BMPs), such as sediment or water quality ponds, wetlands, filters, and vegetated swales, have been shown to reduce urban pollutant levels in stormwater. A number of studies have been conducted over the past two decades regarding the pollutant removal effectiveness of urban stormwater BMPs. For example, wetland BMPs such as shallow marshes, extended detention wetlands, and ponded wetlands have demonstrated median removal rates of 77% for bacteria, 90% for hydrocarbons, including oil and grease, and	LS

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				69% for cadmium. Ponds have demonstrated median removal rates of 57% and 73% for copper and lead, respectively. Filters have been shown to be 81% effective in removing hydrocarbons, including oil and grease, 80% effective in removing zinc, 87% effective in removing total suspended solids (TSS), and 66% effective in removing organic carbon, based on the median rates of a number of reported studies. Vegetated drainage swales have demonstrated median removal efficiencies of 81% for TSS, 67% for organic carbon, and 71% for zinc (Schueler 1997). All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association <i>Stormwater Best Management Practice Handbook</i> (January 2003) for the applicable type of development and/or improvement. Provisions shall be included for long-term maintenance of BMPs.	
		PS- (long-term)	3.6-7e	Projects subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program shall obtain any required permits through the Regional Water Quality Control Board or Environmental Protection Agency.	LS

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		PS- (long-term)	3.6-7f	Developers shall re-vegetate all disturbed areas. Re-vegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided. It is the developer's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied. Erosion control shall be provided where roadside drainage is off of the pavement, to the satisfaction of the Department of Engineering and Surveying.	LS
		PS	3.6-7g	Best Management Practices (BMPs) shall be applied during construction to minimize erosion and sedimentation. An erosion control plan shall be submitted prior to ground disturbing activities that reduces erosion and water quality degradation. Environmental review for subsequent development shall identify appropriate BMP's for site specific conditions. BMP's selected shall be in accordance with the California Stormwater Quality Association "Stormwater Best Management Practice Handbook," or other appropriate criteria as determined by the Design Review	LS

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				The erosion control plan shall indicate that proper control of erosion, sedimentation, siltation and other pollutants will be implemented per NPDES permit requirements and County standards. The plan shall address storm drainage during construction and propose BMP's to reduce erosion and water quality degradation. All drainage facilities shall be constructed to Placer County specifications. The plan shall indicate whether grading will occur in the winter months. If grading is proposed for the winter months, mechanisms to avoid sedimentation of creeks and damage to riparian habitat shall be identified. The plan shall also specify restoration measures for graded areas including but not limited to landscaping, revegetation, the use of rice straw or other weed free vegetative material for erosion control measures.	
				Drainage facilities shall be protected as necessary to prevent erosion of the onsite soils immediately following grading activities. In addition, cut slopes and drainage ways within native material shall be protected from direct exposure to water runoff immediately following grading	

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				activities. The design for collected run-off shall dissipate the energy. Cut and fill embankment slopes shall be protected from sheet, rill, and gully erosion.	
3.6-8	Reduction in available surface and ground water supplies due to development in accordance with the proposed FDCP.	LS		None required.	LS
	See Section 3.4 (Public Facilities) – Discussion of Impact 3.4-2 and mitigation measures 3.4-2a through 3.4-2f	PS			LS
3.6-9	Adverse impacts on special-status plants in the Plan area due to development in accordance with the proposed FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.6-9	Focused rare plant surveys shall be conducted in accordance with the Forest Ranch Specific Plan Development Standard 2.C.1-2 prior to approval of tentative maps or ground disturbing activities within the Forest Ranch Concept Plan area. FDCP goals, policies and implementation measures designed to mitigate adverse impact to rare plants that may be discovered shall be followed to reduce potential impacts to less than significant.	LS

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3.6-10	Adverse impacts on special-status avian species in the Plan area due to development in accordance with the proposed FDCP.	PS	3.6-10a	Focused special-status avian species surveys shall be conducted prior to approval of tentative maps or ground disturbing activities within the FDCP area. If any or all of the special-status avian species listed in Impact Discussion/Conclusion 3.6-10 are found actively nesting within an area proposed for development within the Plan area, no construction activities shall occur within 500 feet of the nest location. Construction activities may resume within this buffer zone after the young have fledged from the nest and the nest is abandoned for that breeding season.	LS
		PS	3.6-10b	Mitigation Measure 3.6-10a shall be implemented within the boundaries of the Forest Ranch Concept Plan area.	LS
3.6-11	Adverse impacts on special-status mammal species in the Plan area due to development in accordance with the proposed FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.6-11	Focused surveys for Pacific fisher and pine martin shall be conducted in accordance with the Forest Ranch Specific Plan Development Standard 2.C.1-2 prior to approval of tentative maps or ground disturbing activities within the Forest Ranch Concept Plan area. FDCP goals, policies and implementation measures designed to mitigate adverse	LS

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				impact to rare special-status mammals that may be discovered shall be followed to reduce potential impacts to a less than significant level.	
3.6-12	Implementation of the proposed Forest Ranch Concept Plan will remove potential roosting habitat for special-status bat species.	PS	3.6-12a	Focused surveys to determine the presence/absence of roosting bats shall be conducted prior to approval of tentative maps or ground disturbing activities within the FDCP area. Maternity roosts are generally occupied by mothers and young between May and August (Zeiner et al., 1990b). Mitigation Measure 3.6-12b is not required if there are no bat species utilizing the project site as roosting habitat.	LS
		PS	3.6-12b	If bats are determined to roost onsite, consultation with CDFG and/or USFWS shall be requested to determine measures to avoid disturbance during construction. If an active maternity roost is identified, at a minimum, no construction activities shall occur within 500 feet until the young are able to fly from the roost. If active day or night roosts are found onsite, measures shall be implemented to safely flush bats from the roosts prior to the onset of construction activities. Such measures may include removal of roosting site during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave	LS

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				the roost but preventing them from reentering.	
3.6-13	Adverse impacts on special-status amphibian and reptile species in the plan area due to development in accordance with the proposed FDCP.	PS	3.6-13a Focused special-status amphibian and reptises surveys shall be conducted prior approval of tentative maps or ground disturbing activities within the FDCP are If any or all of the special-status amphibia or reptile species listed in Impa Discussion/Conclusion 3.6-13 are four within an area proposed for developmed within the Plan area, FDCP goals, policic and implementation measures designed mitigate adverse impact to special-state amphibian and reptile species that may discovered shall be followed to redupotential impacts to less than significant. Mitigation Measure 3.6-13a shall implemented within the boundaries of the Forest Ranch Concept Plan area.	LS	
		PS		implemented within the boundaries of the	LS
3.6-14	Adverse impacts on special-status fish species in the Plan area due to development in accordance with the proposed FDCP.	LS		None required.	
	-	LS		None required.	LS

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3.6-15	Adverse impacts on special-status invertebrate species in the Plan area due to development in accordance with the proposed FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.6-15a	A focused survey for elderberry shrubs shall be conducted by a qualified biologist to determine the presence/absence of the valley elderberry longhorn beetle in accordance with the Forest Ranch Specific Plan Development Standard 2.C.1-2 prior to approval of tentative maps or ground disturbing activities within the Forest Ranch Concept Plan area. If no elderberry shrubs are identified onsite, Mitigation Measure 3.6-15b is not required.	LS
		PS	3.6-15b	If elderberry shrubs are identified within the development area, consultation with USFWS shall be required. Ideally, the project shall avoid removal or indirect impacts to elderberry shrubs. The USFWS typically requires a 25-foot setback from the outer drip line edge of each shrub. If the shrubs cannot be avoided, a mitigation plan shall be implemented which must include one of more of the following: 1. Obtaining credits at an approved mitigation bank; or	LS
				2. Implementation of an onsite mitigation	

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				and monitoring plan that includes transplantation of the shrub(s) and planting of elderberry seedlings.	
3.6-16	Adverse impacts on jurisdictional waters of the United States in the Plan area due to development in accordance with the proposed FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.6-16a	Potentially impacted jurisdictional waters of the U.S. shall be delineated according to Corps methodology. The map shall be submitted to the Corps for verification and the appropriate Section 404 permit shall be acquired prior to submittal of improvement plans. Section 401 Water Quality certification or waiver must also be acquired.	LS
			3.6-16b	Any jurisdictional waters that would be lost or disturbed shall be replaced or rehabilitated on a "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.	LS
		PS	3.6-16c	Prior to issuance of a grading permit, or approval of the Improvement/Grading Plans, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code,	LS

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				for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.	
3.6-17	Adverse impacts on riparian habitat in the Plan area due to development in accordance with the proposed FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.6-17a	As provided in Mitigation Measure 3.6-16c, prior to issuance of a grading permit, or approval of the Improvement/Grading plans, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of a stream.	LS
		PS	3.6-17b	A Specific Plan prepared for the Forest Ranch Concept Plan area shall specify sensitive habitat buffers that shall be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected. Some exceptions may be made if reasonable use of the property would	LS

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				otherwise be denied, the location is necessary to avoid or mitigate hazards to the public, the location is necessary for repair or construction of infrastructure where there is no feasible alternative. If encroachment into a riparian area is proposed, the following criteria shall be implemented in descending order of desirability: • Avoid the disturbance of riparian vegetation; • Replace riparian vegetation (on-site, in-kind); • Restore another section of creek (in-kind); and/or • Pay a mitigation fee for restoration elsewhere in the Plan area.	
3.6-18	Adverse impacts on wildlife movement corridors/deer migration corridors in the Plan area due to development in accordance with the proposed FDCP.	PSU		None available.	SU
		SU		None available.	CSU

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
3.6-19	Cumulative adverse impacts on common resident plant and animal species including mixed coniferous forest, montane hardwood, and oak trees in the Plan area due to development in accordance with the proposed FDCP.	LS		None required.	LS
3.7 Cultur	ral Resources		L		
3.7-1	Direct impacts on prehistoric and historic sites within the Plan area due to ground-disturbing activities associated with development in accordance with the FDCP.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS
		PS	3.7-1a	An archaeological field survey shall be conducted by professional archaeologists prior to approval of tentative maps or ground disturbing activities within the Forest Ranch Concept Plan area in accordance with the Forest Ranch Specific Plan Development Standards 2E.1-1 through 2E.1-3 If no archaeological resources are identified onsite, Mitigation Measures 3.7-1b through 3.7-1d shall not be required.	LS
		PS	3.7-1b	Prior to modification or destruction of an identified site, field-related mitigation activities shall be implemented in consultation with appropriate federal, state and local agencies and Native American	LS

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				groups. Mitigation measures can include project modification designed to protect and/or avoid a site. In lieu of project modification, a data recovery program can involve archival research, photo documentation and mapping, removal of a historic feature, collection of artifacts, recordation of features, test excavations, larger scale excavations, or some combination of these tasks, consistent with Section 15126.4 of the CEQA Guidelines. Interpretive development of heritage remains enhances resource protection, public education and enjoyment and may also be used as mitigation.	
3.7-2	Indirect impact on prehistoric and historic sites in the Plan area due to increased public access into an area containing a site, which could result in vandalism. Indirect impacts that could occur if development introduces incompatible visual or audible elements into the setting of a potentially significant resource.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS

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		PS	3.7-2a	As part of an effort to sustain traditional cultural practices, portions of the Forest Ranch Concept Plan site that could be set aside for the harvest and management of traditional plants by Maidu and Miwok traditionalists and agreement for access shall be investigated. If indicated by the studies, future tentative maps shall include dedicated easements or other mechanism to allow access. Additional work shall involve an ethnobotanical survey, combining the skills of a project ethnobotanist and a Native American plant specialist, to locate and document traditional plant populations and to identify attributes sought and cultured by Maidu and Miwok collectors.	LS
		PS	3.7-2b	To insure the integrity of traditional plant resources and enhance their Native management, issues such as the application of herbicides, controlled burning, and dust abatement.	LS

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3.8 Air Qu	uality				
3.8-1	New stationary and mobile sources of air pollutants caused by buildout of the proposed FDCP will result in increased emissions of ROG, NO _x , CO and PM ₁₀ .	SCU		No additional mitigation measures are feasible.	SCU
		SCU	3.8-1	Compliance with Forest Ranch Specific Plan Area Development Standards 2.F.1-1 through 2.F.1-4 will reduce air quality impacts, but not to a less than significant level. Impacts will remain significant, unavoidable and cumulative.	SCU
3.8-2	Construction activities associated with development under the proposed FDCP will cause emissions of dust and contaminants from construction equipment exhaust that may contribute substantially to existing air quality violations or expose sensitive receptors to substantial pollutant concentrations.	PSCU		No additional mitigation measures are feasible.	SCU
3.8-3	Implementation of the proposed FDCP could result in placement of sensitive land uses near potential sources of objectionable odors, dust, or toxic air contaminants.	LS		With incorporation of the goals, policies and implementation measures of the FDCP, no mitigation measures are required.	LS

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	3.8-3a	The specific design and location of all wastewater collection and treatment facilities, effluent storage ponds and land disposal areas shall be reviewed and approved by the approved by the Central Valley Regional Water Quality Control Board prior to construction. Wastewater collection and treatment facilities shall be constructed with odor containment, ventilation and scrubbing systems so that odors cannot be detected beyond the plan boundary. Emergency storage ponds shall be equipped with aerators and washdown facilities to control odor emissions. The Environmental Health Division may require certain wastewater collection and treatment equipment and facilities to be covered, if determined necessary to assure optimum odor control.	LS
		PS	3.8-3b	The wastewater treatment facility and the equestrian center shall be subject to PCAPCD Nuisance Rule (Rule 205): A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which have a natural	LS

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				tendency to cause injury or damage to business or property.	
3.8-4	Emission of pollutants from wood- burning appliances associated with residential uses.	LS		None required.	LS
3.8-5	Construction activities within the Forest Ranch Concept Plan area could result in release of naturally-occurring asbestos.	PS	3.8-5	Compliance with Forest Ranch Specific Plan Area Development Standard 2.F.1-4.	LS
	portation and Circulation				
3.9-1	Increased traffic throughout the Community Plan area by the year 2030 due to development in accordance with the FDCP excluding the Forest Ranch Concept Plan.	PS	3.9-1a	Foresthill Road between the Foresthill Bridge and Spring Garden Road (10.8 miles long): Increase the length of passing lanes in the westbound direction from 1.3 miles to 1.5 miles (including tapers). Implementation of this measure will improve conditions to LOS D in both peak hours	SU
		PS	3.9-1b	Foresthill Road between Spring Garden Road and Todd Valley Road (West) (1.7 miles long): Construct 0.2 miles of passing lanes (including tapers) in the westbound direction. This improvement results in LOS D in the AM peak hour and LOS C in the PM peak hour.	SU

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3.9-2	Increased traffic throughout the Community Plan area by the year 2030 due to development in accordance with the FDCP including the Forest Ranch Concept Plan.	PS	3.9-2a	Foresthill Road between the Foresthill Bridge and Spring Garden Road (10.8 miles long): Increase the length of passing lanes in the westbound direction from existing 1.3 miles to 1.8 miles (including tapers). This improvement would result in LOS D during both peak hours. Forest Ranch would be responsible for 23 percent of the cost of 0.2 miles of passing lanes and 100 percent of the cost of the additional 0.3 miles of passing lanes beyond what would be needed in the "without" scenario.	SU
		PS	3.9-2b	Foresthill Road between Spring Garden Road and Todd Valley Road (West) (1.7 miles long): Construct 0.2 miles of passing lanes (including tapers) in the westbound direction. This improvement results in LOS D in the AM peak hour and LOS C in the PM peak hour. Forest Ranch would be responsible for 24 percent of the cost of this improvement.	SU
3.9-3	Potential decrease in Level of Service at key intersections at the I-80/Auburn Ravine Road/Foresthill Road interchange by the year 2030 due to increased traffic in the Community Plan area excluding the Forest Ranch Concept Plan.	PS	3.9-3	Modify the westbound approach to provide a dedicated right-turn lane and modify the northbound approach to include dual left-turn lanes. This improvement will result in LOS D in both peak hours.	SU

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3.9-4	Potential decrease in Level of Service at key intersections at the I-80/Auburn Ravine Road/Foresthill Road interchange by the year 2030 due to increased traffic in the Community Plan area including the Forest Ranch Concept Plan	PS	3.9-4a	Auburn Ravine Road/I-80 Eastbound Ramps intersection — Modify the westbound approach to convert the shared through/right-turn lane to separate through and right-turn lanes. This improvement will provide LOS B in the AM peak hour and LOS D in the PM peak hour. Forest Ranch Responsibility: 100 percent.	SU
		PS	3.9-4b	Auburn Ravine Road/Foresthill Road/Lincoln Way intersection – Modify the westbound approach to provide a dedicated right-turn lane; modify the northbound approach to include dual left-turn lanes; and convert the eastbound right-turn lane into a shared through/right-turn lane. The eastbound measure is new to this scenario; the westbound and northbound improvements were also called for in the "Without Forest Ranch" scenario. Forest Ranch Responsibility: 100 percent of the eastbound approach improvements, and 27 percent of the westbound and northbound improvements. This modification will result in LOS D in both peak hours.	SU

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3.9-5	Increased traffic throughout the Community Plan area at buildout due to development in accordance with the FDCP excluding the Forest Ranch Concept Plan.	PS	3.9-5	Foresthill Road between the Foresthill Bridge and Owl Hill Court: This entire section (consisting of both directions of three study roadway segments) would need to be widened to two lanes in each direction to meet the LOS D policy. This mitigation measure would result in LOS B in both peak hours in both directions of the three study segments. The widening of Foresthill Road immediately east of the Foresthill Bridge would also require that the bridge be widened to two lanes in each direction. Between Lincoln Way and the Foresthill Bridge, the eastbound direction of Foresthill Road would also need to be widened to two lanes (for a total of two lanes in each direction). However, the widening of the bridge is not feasible and, therefore, the traffic generated in this scenario will result in a significant and unavoidable impact.	SU
3.9-6	Increased traffic throughout the Community Plan area at buildout due to development in accordance with the FDCP including the Forest Ranch Concept Plan.	PS	3.9-6a	Foresthill Road between the Foresthill Bridge and Yankee Jim's Road: This portion of Foresthill Road would need to be widened to two lanes in each direction to meet the LOS D policy. The mitigated level of service results would be unchanged from the results presented above. The Forest Ranch "fair share" portion of the cost of	SU

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				 improvements is described below: Foresthill Road between the Foresthill Bridge and Spring Garden Road: Forest Ranch should contribute 8 percent of the cost of the eastbound improvement and 5 percent of the westbound improvement. 	
				• Foresthill Road between Spring Garden Road and Todd Valley Road: Forest Ranch would be responsible for 8 percent of the cost of improvements in the eastbound direction and 6 percent of the cost of the westbound improvements.	
				• Foresthill Road between Todd Valley Road and Owl Hill Court: With respect to improvements in the eastbound direction, Forest Ranch would be responsible for a 14 percent "fair share" contribution. In the westbound direction, Forest Ranch would also be responsible for 14 percent.	
				• Foresthill Road between Owl Hill Court and Yankee Jim's Road: Forest Ranch would be accountable for 100 percent of the cost of the improvements because no mitigation measures were needed in the "without" scenario.	

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		PS	3.9-6 b	Foresthill Road between the Auburn Ravine Road/Foresthill Road/Lincoln Way intersection and the Foresthill Bridge – widen the eastbound direction to two lanes. Forest Ranch Responsibility: 8 percent.	SU
3.9-7	Potential decrease in Level of Service at key intersections at the I-80/Auburn Ravine Road/Foresthill Road interchange at buildout due to increased traffic in the Community Plan area excluding the Forest Ranch Concept Plan.	PS	3.9-7a	Auburn Ravine Road/I-80 Eastbound Ramps intersection — Modify the westbound approach to convert the shared through/right-turn lane to separate through and right-turn lanes and add an additional northbound-to-eastbound right-turn lane on the off-ramp. This improvement will provide LOS B operations in the AM peak hour and LOS D in the PM peak hour.	SU
		PS	3.9-7b	Auburn Ravine Road/Foresthill Road/Lincoln Way intersection — Due to topographic and geometric constraints, modifications to the intersection will not be sufficient to bring the level of service into an acceptable range (i.e., LOS A through LOS D). It would operate at LOS F, even with the build-out mitigation measures. As such, the impact to this intersection is considered significant and unavoidable. Although not considered feasible, the following mitigation measures would be required at this intersection to bring the level of service to LOS D: • Convert the northbound shared	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				through/right-turn lane to separate through and right-turn lanes; Provide an additional northbound left-turn lane; Provide two additional eastbound through lanes; Provide an additional southbound left-turn lane; and Convert the westbound shared through/right-turn lane to separate through and right-turn lanes.	
3.9-8	Potential decrease in Level of Service at key intersections at the I-80/Auburn Ravine Road/Foresthill Road interchange at buildout due to increased traffic in the Community Plan area including the Forest Ranch Concept Plan	PS	3.9-8a	Auburn Ravine Road/I-80 Eastbound Ramps intersection — Modify the westbound approach to convert the shared through/right-turn lane to separate through and right-turn lanes and add an additional northbound-to-eastbound right-turn lane on the off-ramp. This improvement will provide LOS B in the AM peak hour and LOS D in the PM peak hour. Forest Ranch Responsibility: 5 percent	SU
		PS	3.9-8b	Auburn Ravine Road/Foresthill Road/Lincoln Way intersection – Due to topographic and geometric constraints, modifications to the intersection will not be sufficient to bring the level of service into an	SU

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				acceptable range (i.e., LOS A through LOS D). It would operate at LOS F, even with the Year 2030 mitigation measures. As such, the impact to this intersection is considered significant and unavoidable. Forest Ranch represents 6 percent of the peak hour traffic growth. Although not considered feasible, the following mitigation measures would be required at this intersection to bring the level of service to LOS D: • Convert the northbound shared through/right-turn lane to separate through and right-turn lanes; • Provide an additional northbound left-turn lane; • Provide two additional eastbound through lanes; • Provide an additional southbound left-turn lane; and • Convert the westbound shared through/right-turn lane to separate through and right turn lanes.	

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Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation				
3.10 Noise								
Noise impacts due to increased roadway traffic in the Plan area.	PS	3.10-1a	Use of Setbacks.	LS				
	PS	3.10-1b	Use of Barriers.	LS				
	PS	3.10-1c	Site Design.	LS				
	PS	3.10-1d	Building Design.	LS				
	PS	3.10-1e	Noise Reduction by Building Facades.	LS				
	PS	3.10-1f	Use of Vegetation.	LS				
	PS	3.10-1g	The extent by which various land uses will be affected by increases in traffic noise levels associated with the development of the region will vary depending on the proximity of those uses to the roadways in question and the individual sensitivities of those uses to noise. Because the increase in traffic noise levels along Foresthill Road would affect existing noise sensitive land uses (primarily residences) which are already located adjacent to Foresthill Road, the only way to practically reduce noise levels at those locations would be to construct noise barriers between the roadway and the residences or	LS				
	Noise impacts due to increased	Noise impacts due to increased roadway traffic in the Plan area. PS PS PS PS PS PS PS	Noise impacts due to increased roadway traffic in the Plan area. PS 3.10-1a PS 3.10-1b PS 3.10-1c PS 3.10-1c PS 3.10-1d PS 3.10-1f	Noise impacts due to increased roadway traffic in the Plan area. PS 3.10-1a Use of Setbacks. PS 3.10-1b Use of Barriers. PS 3.10-1c Site Design. PS 3.10-1d Building Design. PS 3.10-1e Noise Reduction by Building Facades. PS 3.10-1f Use of Vegetation. PS 3.10-1g The extent by which various land uses will be affected by increases in traffic noise levels associated with the development of the region will vary depending on the proximity of those uses to the roadways in question and the individual sensitivities of those uses to noise. Because the increase in traffic noise levels along Foresthill Road would affect existing noise sensitive land uses (primarily residences) which are already located adjacent to Foresthill Road, the only way to practically reduce noise levels at those				

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				noise-reducing asphalt. The construction of solid noise barriers could reduce traffic noise levels at the nearest noise sensitive receptors to the roadways. However, barriers may not be feasible, as access to the residences is from the roadway. The use of alternative roadway pavements such as rubberized asphalt or open gap asphalt have been shown to reduce overall traffic noise levels by approximately 3 dB to 5 dB. Payment of fair share fees towards these road improvements shall be required prior to issuance of any building permit.	
		PS	3.10-1h	A detailed analysis of traffic noise levels shall be required for tentative subdivision maps for proposed residences adjacent to Foresthill Road and Yankee Jim's Road. The noise analysis will be required to incorporate mitigation measures which would reduce noise impacts at proposed residences to be in conformance with standards and criteria set forth in the Placer County General Plan.	LS
3.10-2	Noise impacts due to the introduction of additional stationary noise sources in the FDCP area.	PS	3.10-1a through 3.10-1f	Same as 3.10-1a through 3.10-1f on a project by project basis.	LS

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	3.10-2a	All maintenance equipment shall be kept in good working order and fitted with mufflers. In addition, all future residents which purchase property adjacent to the proposed golf course shall sign a disclosure which fully identifies that noise levels associated with golf course maintenance will occur. The golf course operator shall schedule maintenance of those areas abutting residences in a sensitive manner.	LS
		PS	3.10-2b	To reduce adverse public reaction to nighttime generator noise, no generators shall be allowed to operate between the hours of 9:00 p.m. and 7:00 a.m. In addition, if the RV park is located within 500 feet of any existing or proposed residential uses, a detailed analysis of noise impacts shall be conducted when a detailed site plan for the RV park is available, and additional mitigation measures shall be implemented in accordance with the recommendations of the acoustical analysis.	LS
		PS	3.10-2c	Wastewater treatment plant pumping equipment which may operate during the nighttime hours shall not exceed an hourly average noise level of 40 dBA Leq at the project property line or at adjacent residential property lines. Routine testing of emergency generator(s) shall be conducted during	LS

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				daytime periods. Emergency generators shall not exceed an hourly average noise level of 50 dBA Leq at the project property line or at adjacent residential property lines.	
3.10-3	Interior noise impacts for all sources within the FDCP area, including the Forest Ranch Concept Plan area.	PS	3.10-1a through 3.10-1f	Same as 3.10-1a through 3.10-1f.	LS
3.10-4	Noise from construction-related activities in the FDCP and Forest Ranch Concept Plan area may exceed adopted noise standards.	PS	3.10-4	The hours of operation of noise-producing construction equipment shall be restricted to 7:00 a.m. to 7:00 p.m. Mondays through Fridays, and 9:00 a.m. to 6:00 p.m. on Saturdays. Noise from construction activities is prohibited on Sunday and Holidays. Effective mufflers shall be fitted to gas- and diesel-powered equipment to reduce noise levels as much as possible.	LS

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