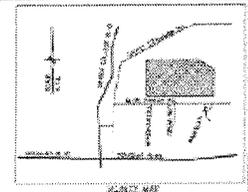
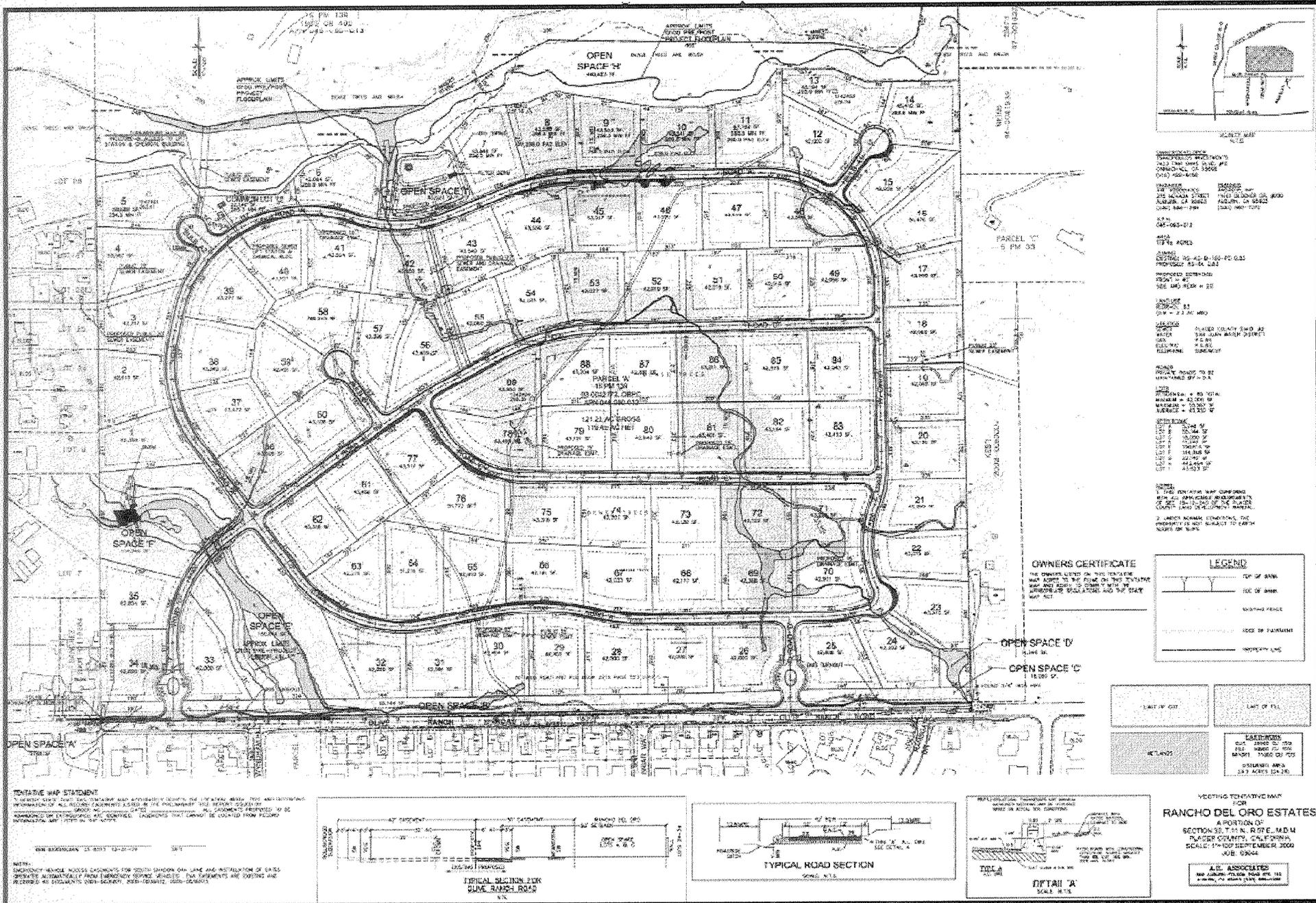


VESTING TENTATIVE MAP

ATTACHMENT B



PROPOSER'S INFORMATION
 2122 THE SHAW CENTER, #20
 OAKLAND, CA 94612
 (510) 550-6500

PREPARED BY
 A.E. ASSOCIATES
 2122 THE SHAW CENTER, #20
 OAKLAND, CA 94612
 (510) 550-6500

DATE
 04-06-02

AREA
 177.46 ACRES

DATE
 05-10-00

PROJECT
 20-40-B-100-PC-035
 PROPOSED 20-40-B-100

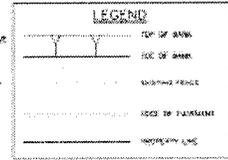
PROPOSED COVERAGES
 100% - 40'
 SEE LAND USE # 20

ADDITIONAL
 20-40-B-100
 (20) - 2.2 ACRES

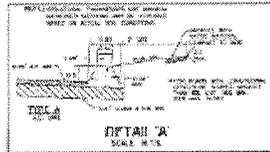
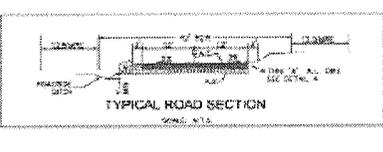
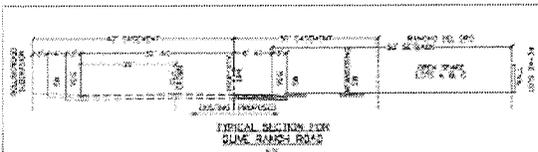
UTILITIES
 WATER: 24" SANITARY MAIN TO BE MAINTAINED BY D.A.
 GAS: 24" SANITARY MAIN TO BE MAINTAINED BY D.A.
 SEWER: 24" SANITARY MAIN TO BE MAINTAINED BY D.A.
 POWER: 4" 120V MAIN TO BE MAINTAINED BY D.A.
 FLOOD: 10' FLOOD ZONE TO BE MAINTAINED BY D.A.

NOTES
 1. THIS TENTATIVE MAP CONFORMS WITH ALL APPLICABLE REQUIREMENTS OF THE DEVELOPMENT MAP ACT AND COUNTY LAND DEVELOPMENT REGULATIONS.
 2. EXACT BOUNDARIES, INCLUDING THE PROPERTY'S SIZE, SHALL BE DETERMINED BY SURVEY.

OWNERS CERTIFICATE
 THE PROPERTY LISTED ON THIS TENTATIVE MAP ACCORDS TO THE STATE OF CALIFORNIA MAP ACT AND SHALL BE CONSIDERED TO BE SUBJECT TO THE REGULATIONS AND THE STATE MAP ACT.



TENTATIVE MAP STATEMENT
 I, the undersigned, being duly sworn, depose and say that I am the owner of the property described herein, and that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, and that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, and that the information contained herein is true and correct to the best of my knowledge and belief.



VESTING TENTATIVE MAP FOR
RANCHO DEL ORO ESTATES
 A PORTION OF
 SECTION 35, T12N, R10E, M1N
 PLACER COUNTY, CALIFORNIA
 SCALE: 1" = 100' SEPTEMBER 2000
 JOB: 02044

A.E. ASSOCIATES
 2122 THE SHAW CENTER, #20
 OAKLAND, CA 94612
 (510) 550-6500

47

ATTACHMENT C



MAP EXHIBIT APPROVAL

PLANNING DIRECTOR'S DETERMINATION

The configuration of the Lots, Roads, and Open Space shown herein is substantially the same as the Working Tentative Map for the Rancho Del Oro Tract, Cook-Palms and the conditions of project approval (PSUB 20070232) are applicable to this configuration. This configuration conforms to the approved environmental document and all other mitigation measures. I hereby determine that the figures on this Map based upon this configuration may be proceeded by relying upon a building consent of approval for the Rancho Del Oro Tract, Cook-Palms.

Date: 6/26/13 By: [Signature]
 Title: Director
 Office: Director's Office, ACP

COUNTY ENGINEER'S DETERMINATION

The configuration of the Lots, Roads, and Open Space shown herein is substantially the same as the Working Tentative Map for the Rancho Del Oro Tract, Cook-Palms and the conditions of project approval (PSUB 20070232). The roadway configuration involves at-grade design features and maintains residential circulation equivalent to the Working Tentative Map for Rancho Del Oro Tract, Cook-Palms. I hereby determine that the figures on this Map based upon this configuration will be found to be in substantial conformance with the Working Tentative Map for the Rancho Del Oro Tract, Cook-Palms.

Date: 6/26/13 By: [Signature]
 Title: County Engineer, ACP

NOTE:

1. SHOWING LOT SIZE IS 12,000 SF



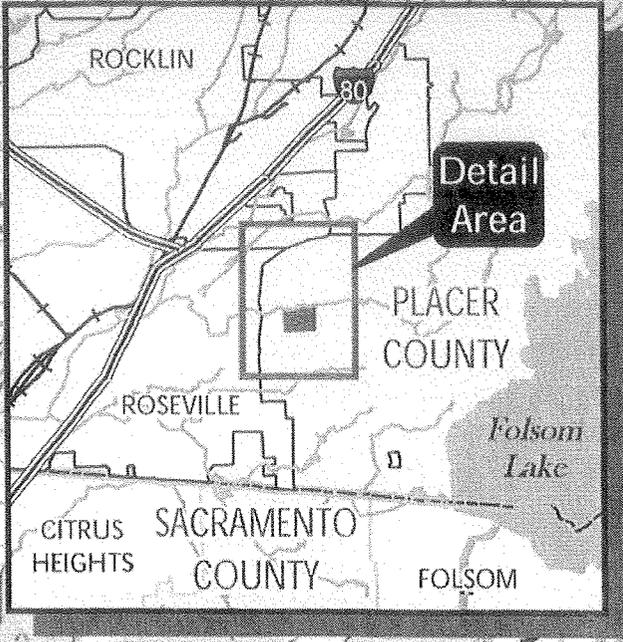
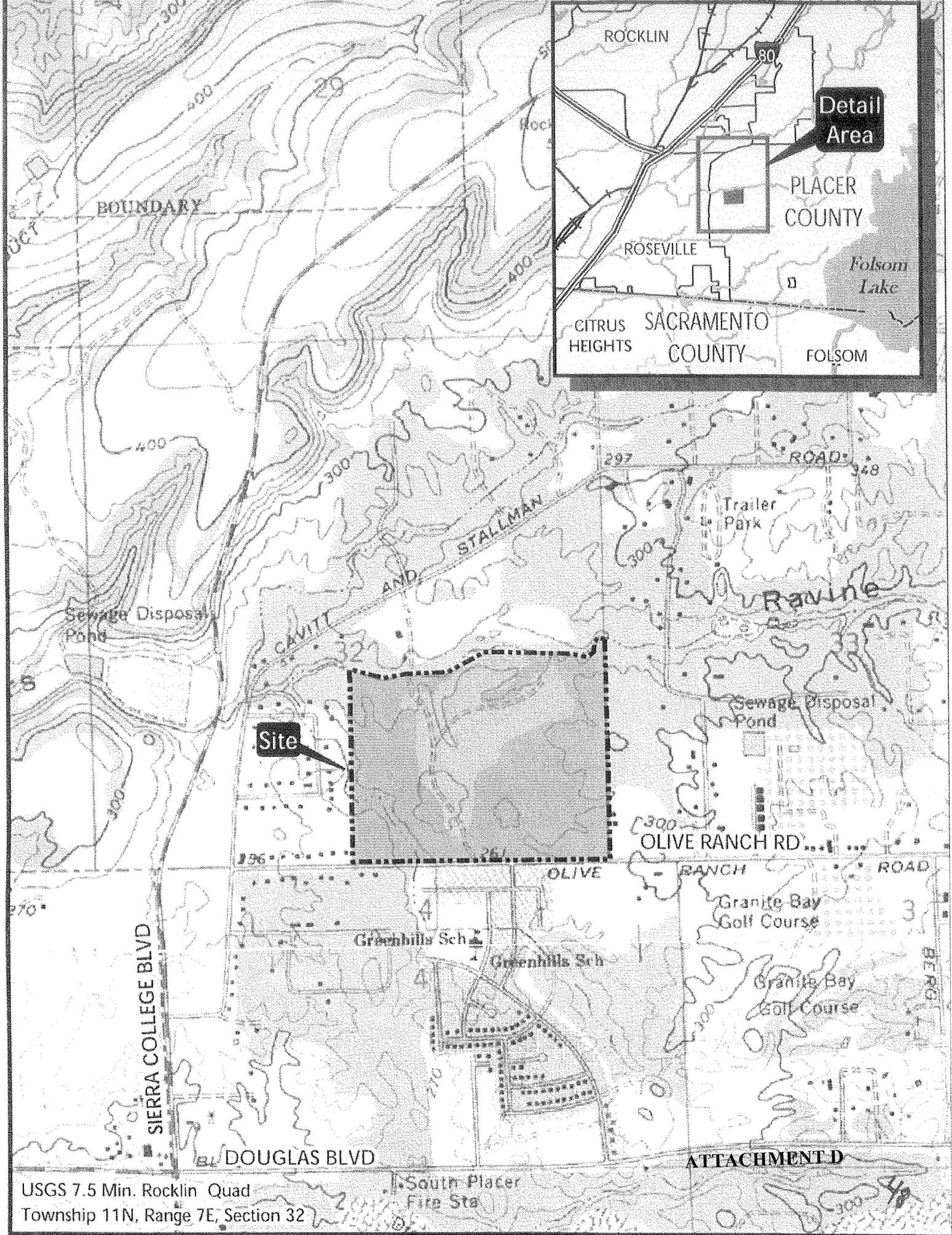
PRINTED
JUN 02 2013
MACKAY & SCARF

PRINTED
JUN 04 2013
MACKAY & SCARF

- LEGEND**
- ST DRAINAGE TRENCH
 - WB BELT PARKING GARAGE
 - PLC PUBLIC UTILITY BANDWAY (FOR WATER, WATER, DRAINAGE LINES)
 - RSW RIGHT OF WAY
 - SE SLOPE GARMENT

RANCHO DEL ORO
Revised Circulation Exhibit - 1A
 Taskforce Investments MacKay & Scarf Civil Engineers, Inc.
 Scale: 1"=60' June 5, 2013
 18453.000 Placer County, California Sheet 1 of 1

20130605 - Title - Rancho Del Oro Tract, Cook-Palms - Revised Circulation Exhibit - 1A - Attachment C - 47
 20130605 - Title - Rancho Del Oro Tract, Cook-Palms - Revised Circulation Exhibit - 1A - Attachment C - 47



BOUNDARY

Detail Area

PLACER COUNTY

SACRAMENTO COUNTY

Folsom Lake

FOLSOM

Sewage Disposal Pond

Site

Trailer Park

Ravine

Sewage Disposal Pond

OLIVE RANCH RD

SIERRA COLLEGE BLVD

DOUGLAS BLVD

Greenhills Sch

Greenhills Sch

Granite Bay Golf Course

Granite Bay Golf Course

ATTACHMENT D

USGS 7.5 Min. Rocklin Quad
Township 11N, Range 7E, Section 32

South Placer Fire Sta



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

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: Rancho Del Oro Estates (Subdivision Modification)	Plus# 20130186
Entitlement(s): Vesting Tentative Subdivision Map Modification	
Site Area: 119.4 acres	APN: 046-090-012
Location: North side of Olive Ranch Road, approximately 0.25 mile east of Cavitt Stallman Road, Granite Bay, California	

A. BACKGROUND:

In October 2010, the Placer County Board of Supervisors approved the Rancho Del Oro Estates project (PSUB 20070032), an 89-lot single-family residential subdivision on 119.4 acres. The approved entitlements included 1) a Rezone from RS-AG-B-100 PD 0.83 (Residential Single-Family, combining Agricultural, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development 0.83 units per acre) to RS-B-X-42,000 square feet DL 0.83 (Residential Single-Family, combining minimum Building Site of 42,000 square feet, Density Limitation 0.83 units per acre), 2) a Vesting Tentative Subdivision Map, and 3) a Variance to allow entry gates up to 8 feet tall, within the right-of-way of Road "B" and "D" (two roadways that intersect with Olive Ranch Road). The Board of Supervisors also certified the Rancho Del Oro Estates EIR (State Clearinghouse #2008092101), and adopted a Findings of Fact and Statement of Overriding Considerations, and approved a Mitigation Monitoring Plan.

The Rancho Del Oro Estates project includes 89 single-family residential lots ranging in size from 42,000 square feet to 53,567 square feet (average lot size of 43,350 square feet). There are eight open space lots (19.31 acres) and one common lot (22,142 square feet). The open space lots are for the purpose of preserving and protecting natural resources on-site (i.e. Miner's Ravine, wetlands, oak woodlands, wildlife habitat, etc.) and to provide for on-site detention. The common lot (Common Lot G) will contain a sewer lift station. The frontage along Olive Ranch

Road will include a 50-foot-wide landscaped area (Open Space Lots A, B, and C), meandering sidewalk, open-iron fence along open space areas, and solid wall along residential property lines. All open space/common lot areas will be owned and maintained by the Homeowners Association. Access to the project site will be provided by two entrances located off of Olive Ranch Road. As originally approved, on-site subdivision roads will be private and constructed 24-feet in paved width plus 2 foot shoulders on both sides per the County standard Plate R-3, Rural Minor Residential. There will be no parking allowed along these internal roadways. Olive Ranch Road is to be widened to County standards, including curb, gutter, and a sidewalk. Two school bus turnouts will also be constructed.

On June 26, 2013, the County Surveyor and Community Development Resource Agency Director made a "substantial conformance" finding in response to the applicant's request to relocate an internal road intersection and make some lot line adjustments. The Road "C" to Road "B" intersection was relocated approximately 400 feet to the east, and lot lines were adjusted on Lots 42, 43, 55, and 56 for the purpose of improving drainage on-site. These changes allow for positive drainage overland through streets rather than the need for rear and side yard ditches on individual lots. There was no change to minimum lot sizes.

Project Description:

The applicant is requesting approval of a modification to the Rancho Del Oro Estates Vesting Tentative Subdivision Map to 1) reduce the private road easement width from 40 feet to 28 feet, and 2) to allow for additional lot grading beyond what was originally approved. This subdivision modification requires changes to Conditions of Approval #'s 1, 12, 38, 56, and 57(a). Condition of Approval #13 remains unchanged but states "If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration". There are no changes proposed for the actual Vesting Tentative Subdivision Map that was originally approved by the Planning Commission and Board of Supervisors. The total number of lots approved remains the same (89 lots).

Project Site (Background/Existing Setting):

The project site comprises 119.4 acres of undeveloped land and is characterized by varying topography, with rolling hills along the western, southern, and eastern edges and a relatively flat open grassland area located in the central portion of the site. The topography of the site is moderately sloped, with elevations ranging between 245 feet and 300 feet above mean sea level. Vegetation consists of a dense growth of trees along the western, southern, and eastern edges of the property with a moderate growth of grass throughout the entire project site. The project site is composed of mixed oak woodland and annual grassland, and contains wetlands and associated riparian habitats. Annual grassland is found mainly in the central portion of the site, but the grassland is also interspersed within the oak woodland vegetation throughout the remainder of the site. The densest portion of oak woodland is found in the eastern and southeastern portions of the site. Potential jurisdictional waters of the U.S. on-site include the following: depressional seasonal wetland, depressional seasonal marsh, riparian wetland, riverine perennial marsh, riverine seasonal wetland, ephemeral drainage, perennial drainage, and a pond.

The project site is bounded on the north by Miner's Ravine, on the east and west by residential- agricultural properties (Approximately 40,000 square feet to 5 acres in area), and on the south, across Olive Ranch Road, by single-family residential properties (Approximately 6,500 square foot to 40,000 square foot lots).

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Residential Single Family, combining a minimum Building Site of 42,000 square feet minimum, combining Density Limitation of .83 dwelling units per acre (RS-B-X-42,000-DL 0.83)	Rural Low Density Residential (0.9-2.3 acre minimum), Density Limit 0.83 du/ac	Undeveloped
North	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development 0.44 units per acre (RA-B-100 PD 0.44)	Rural Residential (2.3-4.6 acre minimum)	Miner's Ravine/ Undeveloped
South	Residential Single-Family (RS)/Residential Single-Family, Combining Minimum Building Site of 20,000 square feet (RS-B-20)/ Residential Single-Family, Combining	Low Density Residential (.4-.9 acre minimum)/Medium Density Residential (2-4 dwelling units per acre)	Low/medium density residential use

	Minimum Building Site of 40,000 square feet, (RS-B-40)		
East	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development 0.67 units per acre (RS-AG-B-100 PD 0.67)/ Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1 units per acre (RS-AG-B-40 PD 1)/ Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 4.6 acres (RS-AG-B-X 4.6 acre minimum)	Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum) Density Limit 0.67 du/ac	Undeveloped/Rural residential use
West	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)	Low Density Residential (.4-.9 acre minimum)	Low density residential use

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/Project-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR
- ➔ Rancho Del Oro Estates EIR (State Clearinghouse Number 2008092101)

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.

- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 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- Item I-1:

The proposed subdivision modification will not have a substantial adverse effect on a scenic vista as neither the project site nor any surrounding areas have been designated as a scenic vista.

Discussion- Items I-2, 3, 4:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 7, the Visual Resources section of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new mitigation measures are required.

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- All Items:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR and would not result in any new impacts to agricultural or forest resources.

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- All Items:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 9, the Air Quality section of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new 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, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			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- Item IV-1, 2, 3, 4, 5, 6, 7:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 5, the Biological Resources section of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new mitigation measures are required.

Discussion- Item IV-8:

The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and therefore will not be in conflict with any such plan.

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 those interred outside of formal cemeteries? (PLN)			X	
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Discussion- Item V-1, 2, 3, 6:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 6, the Cultural Resources section of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new mitigation measures are required.

Discussion- Items V-4, 5:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification would not cause a physical change that may affect unique ethnic cultural values nor would it restrict religious or sacred uses within the project boundaries as the project site is not used for religious or sacred uses.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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- Items VI-1, 4:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification will not expose people or structures to unstable earth

conditions or changes in geologic substructures or result in the destruction, covering, or modification of any unique geologic or physical feature.

Discussion- Items VI-2, 3:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 11, the Soils, Geology, & Seismicity section of the Rancho Del Oro Estates EIR. Any impacts related to disruptions of the soil or substantial changes in topography would be reduced to less than significant levels with implementation of mitigation measures contained in the Rancho Del Oro Estates EIR.. No new impacts will occur and no new mitigation measures are required.

Discussion- Items VI-5, 6:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 11, the Soils, Geology, & Seismicity section of the Rancho Del Oro Estates EIR. Any impacts related to soil erosion and siltation of Miners Ravine would be reduced to less than significant levels with implementation of mitigation measures contained in the Rancho Del Oro Estates EIR. No new impacts will occur and no new mitigation measures are required.

Discussion- Items VI-7, 8, 9:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification will have no impact exposing people or property to geologic and geomorphologic hazards and/or unstable or expansive soils.

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- All Items:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 16, the Cumulative Impacts and Other CEQA Sections, of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new 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

Discussion- Item VIII-1:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 14, the Hazardous Materials and Hazards section of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new mitigation measures are required.

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

58

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, 2, 7, 11:

The subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification would not violate any potable water quality standards nor would it impact groundwater quantity, quality, or interfere with groundwater recharge.

Discussion- Item IX-3:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 12, Hydrology and Water Quality section of the Rancho Del Oro Estates EIR. Any impacts related to the alteration of on-site drainage patterns would be reduced to a less than significant level with implementation of mitigation measures contained in the Rancho Del Oro Estates EIR. No new impacts will occur and no new mitigation measures are required.

Discussion- Item IX-4:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification will not increase the rate or amount of surface runoff from the site.

Discussion- Items IX-5 and 6:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 12, Hydrology and Water Quality section of the Rancho Del Oro Estates EIR, including mitigation measures that will reduce erosion potential and water quality impacts to less than significant levels. No new impacts will occur and no new mitigation measures are required.

Discussion- Items IX-8, 9, and 10:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification will not place housing or improvements within a flood hazard area and will not expose people or structures to a significant risk due to flooding or levee/dam failure. No new impacts will occur and no new mitigation measures are required.

Discussion- Item IX-12:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification will not impact the watershed of important surface water resources.

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- All Items:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in

Chapter 4, the Land Use section of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new 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- Item XI-1:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The proposed subdivision modification will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state.

Discussion- Item XI-1:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The proposed subdivision modification will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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- Item XII-1, 3:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway

and stormwater system. The subdivision modification is within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 10, the Noise section of the Rancho Del Oro Estates EIR, including mitigation measures that reduce potential environmental impacts to less than significant levels. No new impacts will occur and no new mitigation measures are required.

Discussion- Item XII- 2:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The proposed subdivision modification will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Discussion- Item XII-4, 5:

The proposed subdivision modification would occur on a site that is not located within an airport land use plan or in the vicinity of a private airstrip. As such, the proposed subdivision modification will not expose people residing or working in the project area to excessive noise levels.

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- All Items:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification will not induce substantial population growth in an area, either directly or indirectly, nor would it displace substantial numbers of existing housing.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				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
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Discussion- All Items:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification would not generate the need for new fire, sheriff, or school facilities. In addition, the proposed subdivision modification would not generate the need for maintenance of public facilities or government services.

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- All Items:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of such facilities would occur. No recreational facilities would be constructed or expanded as part of the subdivision modification.

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-1,2:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification would not increase the amount of traffic or exceed a level of service standard.

Discussion- Item XVI-3:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The proposed grading changes to the on-site roads and residential lots would not significantly alter the on-site roadway design or create increased impacts to vehicle safety or incompatible uses.

Discussion- Item XVI-4:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification would not impact the access to any nearby use or impact emergency access.

Discussion- Item XVI-5:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The proposed grading of additional residential lots would not generate the need for any additional parking spaces.

Discussion- Item XVI-6:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification would not cause hazards or barriers for pedestrians or bicyclists.

Discussion- Item XVI-7:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification would not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XVI-7:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The proposed subdivision modification would not cause a change in air traffic patterns.

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, 2, 3 and 6:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. As such, the proposed subdivision modification would not affect previously approved wastewater facilities that are proposed to support the subdivision. There will be no impact to wastewater collection and treatment facilities.

Discussion- Item XVII-4:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The grading changes would accommodate the proposed storm drain system and control the potential for cross-lot drainage as an improvement over the previously approved project. These changes are within the scope of impacts addressed in the previously certified Rancho Del Oro Estates EIR. All potential environmental impacts have been adequately addressed in Chapter 13, Public Services and Utilities section of the Rancho Del Oro Estates EIR, including mitigation measures that address impacts related to the construction of storm water drainage facilities. No new impacts will occur and no new mitigation measures are required.

Discussion- Items XVII-5:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. These changes would not impact water supplies available to serve the project.

Discussion- Items XVII-7:

The proposed subdivision modification would change the project's conditions of approval to allow for additional grading beyond that previously approved, in order to improve overall site drainage design relative to the roadway and stormwater system. The proposed subdivision modification does not have any effect on the Project's ability to comply with federal, state, and local statues and regulations related to solid waste.

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:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately examined in an earlier document are described herein, including applicable mitigation measures that are imposed upon the proposed project (see Section D.f. above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared (see CEQA Guidelines, Sections 15168(c)(2), 15180, 15182, 15183).

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

- Planning Services Division, EJ Ivaldi, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Division, Rebecca Taber, P.E.
- Department of Public Works, Amber Conboy, Transportation
- Environmental Health Services, Mohan Ganapathy
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Environmental Engineering Division, Janelle Heinzler
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature _____ Date July 16, 2013

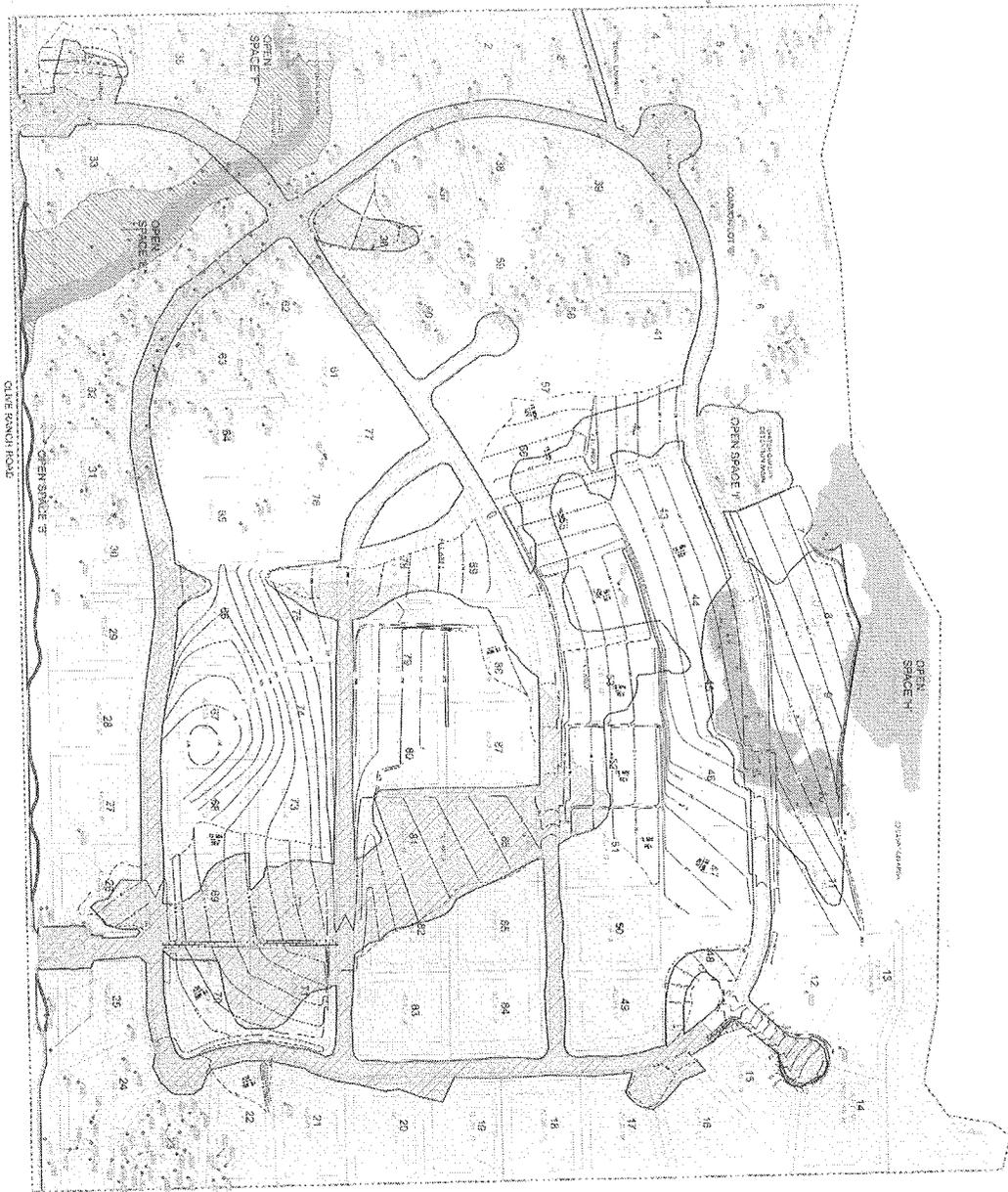
E. J. Ivaldi, Environmental Coordinator

66

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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Impact Map
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	<input type="checkbox"/> Tentative Map	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/> _____	
	Planning	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis

	Services Division, Air Quality	<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____



REVISED TENTATIVE MAP TREE IMPACTS (1)
JULY 16, 2013

ITEM	DESCRIPTION	AMOUNT	UNIT
1	EXISTING OPEN SPACE	1,500	SQ FT
2	EXISTING TREES	1,200	SQ FT
3	EXISTING BUSHES	1,000	SQ FT
4	EXISTING SHRUBS	800	SQ FT
5	EXISTING GRASS	1,500	SQ FT
6	EXISTING SAND	1,000	SQ FT
7	EXISTING ROCK	1,000	SQ FT
8	EXISTING WATER	1,000	SQ FT
9	EXISTING UTILITIES	1,000	SQ FT
10	EXISTING FENCES	1,000	SQ FT
11	EXISTING DRIVEWAYS	1,000	SQ FT
12	EXISTING PATIOS	1,000	SQ FT
13	EXISTING PORCHES	1,000	SQ FT
14	EXISTING DECKS	1,000	SQ FT
15	EXISTING STAIRS	1,000	SQ FT
16	EXISTING WALLS	1,000	SQ FT
17	EXISTING ROOFS	1,000	SQ FT
18	EXISTING FOUNDATIONS	1,000	SQ FT
19	EXISTING FOUNDATIONS	1,000	SQ FT
20	EXISTING FOUNDATIONS	1,000	SQ FT
21	EXISTING FOUNDATIONS	1,000	SQ FT
22	EXISTING FOUNDATIONS	1,000	SQ FT
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30	EXISTING FOUNDATIONS	1,000	SQ FT
31	EXISTING FOUNDATIONS	1,000	SQ FT
32	EXISTING FOUNDATIONS	1,000	SQ FT
33	EXISTING FOUNDATIONS	1,000	SQ FT
34	EXISTING FOUNDATIONS	1,000	SQ FT
35	EXISTING FOUNDATIONS	1,000	SQ FT
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89	EXISTING FOUNDATIONS	1,000	SQ FT
90	EXISTING FOUNDATIONS	1,000	SQ FT
91	EXISTING FOUNDATIONS	1,000	SQ FT

RANCHO DEL ORO
 DEVELOPMENT IMPACTS ON THE
 WOODLANDS SUBDIVISION TRACTS
FOOTHILL ASSOCIATES
 HYDROLOGICAL ANALYSIS - PRELIMINARY
 PREPARED BY: [Name]
 DATE: [Date]

FIGURE 3

4. MITIGATION MONITORING PLAN

4

**MITIGATION MONITORING AND
REPORTING PLAN**

4.0 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Plan (MMRP) for the Rancho Del Oro Estates project. The project as approved includes mitigation measures. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Environmental Impact Report (EIR) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

4.1 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR for the Rancho Del Oro Estates project prepared by Placer County. This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR prepared for the proposed project.

The Rancho Del Oro Estates EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMRP will provide for monitoring of

72

construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by Placer County. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. Placer County will be responsible for ensuring compliance.

During construction of the project, the County will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector will report to the County Community Development Department and will be thoroughly familiar with permit conditions and the MMRP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field-monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of construction. Aided by the attached table, the inspector will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities;
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures;
- Ensuring contractor knowledge of and compliance with the MMRP;
- Verifying the accuracy and adequacy of contract wording;
- Having the authority to require correction of activities that violate mitigation measures, securing compliance with the MMRP;
- Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and Placer County;
- Obtaining assistance as necessary from technical experts in order to develop site-specific procedures for implementing the mitigation measures; and
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

4.2 MITIGATION MONITORING AND REPORTING PLAN

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.