

Placer Vineyards Specific Plan Specific Plan Amendment/Draft Finance Plan Modification Environmental Review

Environmental Checklist

PREPARED FOR:

**Placer County Community Development Resource Agency
3901 County Center Drive, Suite 280
Auburn, CA 95603**

October 2014

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Specific Plan Amendment/Draft Finance Plan Modification
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**Placer County Community Development Resource Agency
3901 County Center Drive, Suite 280
Auburn, CA 95603**

CONTACT:

**Michael Johnson, Planning Director
(530) 745-3099**

PREPARED BY:



**Ascent Environmental, Inc.
455 Capitol Mall, Suite 205
Sacramento, California 95814**

Contact:

**Amanda K. Olekszulín
916.444.7301**

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ACRONYMS AND ABBREVIATIONS

ADTV	average daily traffic volumes
ARB	California Air Resources Board
BP	Business Park
C/MU	Commercial/Mixed Use
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CDFG	California Department of Fish and Game
CFD	Community Facilities District
CMU	Commercial Mixed-Use
CNEL	community noise equivalent level
CO	carbon monoxide
CO _{2e}	carbon dioxide equivalent
COM	Commercial
CSA	County Service Area
CVP	Central Valley Project
dBA	A-weighted decibels
DCWWTP	Dry Creek Wastewater Treatment Plant
DMG	California Department of Conservation, Division of Mines and Geology
DOC	California Department of Conservation
DPS	distinct population segment
DU	dwelling unit
EIR	Environmental Impact Report
ESA	environmental site assessment
FAR	floor area ratio
FEIR	Final EIR
FTA	Federal Transit Administration
GHG	greenhouse gas
HDR	High Density Residential
in/sec	inches per sec
lb/day	pounds per day
L _{dn}	day-night equivalent noise level

LDR	Low Density Residential
LOS	level of service
MPO	Metropolitan Planning Organizations
MDR	Medium Density Residential
MEI	maximally exposed individual
MMT	million metric tons
MT	metric tons
NAAQS and CAAQS	National and California Ambient Air Quality Standards
NCCP/HCP	Natural Community Conservation Plan and Habitat Conservation Plan
NO ₂	Nitrogen Dioxide
NOAA Fisheries	National Marine Fisheries Service
NO _x	oxides of nitrogen
O	Office
OS	Open Space
P	Parks
PC	Power Center
PCAPCD	Placer County Air Pollution Control District
PCWA	Placer County Water Agency
PG&E	Pacific Gas & Electric
PM	particulate matter
PM ₁₀	Respirable Particulate Matter
PM _{2.5}	Fine Particulate Matter
ppm	parts per million
PPV	peak particle velocity
PRRDEIR	Partially Recirculated Revised Draft EIR
RDEIR	Revised Draft EIR
REL	Religious Facilities
ROG	reactive organic gases
RTAC	Regional Targets Advisory Committee
RTP	Regional Transportation Plan
SACOG	Sacramento Area Council of Governments
SB	Senate Bill
SCS	Sustainable Communities Strategy
SFEIR	Supplement to the Final EIR
SMARA	California Surface Mining and Reclamation Act of 1975
SMUD	Sacramento Municipal Utility District

SO ₂	Sulfur Dioxide
SPA	Special Planning Area
Specific Plan	Placer Vineyards Specific Plan
SPRRDEIR	Second Partially Recirculated Revised Draft EIR
SRCSD	Sacramento Regional County Sanitation District
SSWD	Sacramento Suburban Water District
TAC	Toxic air contaminant
TCC	Town Center Commercial
URBEMIS	Urban Emissions Model
USFWS	U.S. Fish and Wildlife Service
UWMP	Urban Water Management Plan
v/c	volume-to-capacity
VdB	vibration decibels
VMT	vehicle miles traveled
WAPA	Western Area Power Administration

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1 INTRODUCTION AND PROJECT HISTORY

The Placer Vineyards Specific Plan is an approved mixed-use master planned community with residential, employment, commercial, open space, recreational, and public/quasi-public land uses. The Board of Supervisors (Board) approved the Placer Vineyards Specific Plan on July 16, 2007, after certifying the multi-volume Environmental Impact Report (EIR) for the project.

The applicant for the adopted Specific Plan is currently proposing to bring an application before the County to amend the adopted Specific Plan with modifications to the Owners Group Draft Finance Plan. As originally envisioned, the 2007 approved Plan would develop as a full-service/stand-alone incorporated community that could become a city if steps were taken to incorporate the area. Therefore, the mixture of capital facilities and parks amenities shown in the adopted Specific Plan reflects the amenities appropriate for a self-contained city, including allowances for a city hall and a large stand-alone city corporation yard. However, the applicant now believes that it is unlikely that the project will become a free standing city in the County (although the potential still exist for the project to incorporate in the future). The Owners now believe that it is more likely that the project will develop as a County project with urban service levels. The proposed modifications to the Specific Plan reflect this change in assumptions and the corresponding reduction in the mixture and size of capital facilities and parks.

In order for the County to consider this Specific Plan amendment, the County must ensure that environmental review consistent with the requirements of CEQA and the State CEQA Guidelines has been completed. Because the County has previously complied with CEQA for the adopted Specific Plan and the new discretionary action before the County would be a change in an already-approved project, the County would not need to start from scratch, but could use information in the certified EIR, to the extent it remains adequate. While the project may not be substantially modified by the current proposal, substantial time has passed such that the environmental conditions evaluated within the EIR may have changed. Consistent with the requirements of CEQA Guidelines Section 15162, the County must, therefore, determine whether any changed circumstances or “new information of substantial importance” will trigger the need for a subsequent EIR. Under that section, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare a subsequent EIR, unless “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation,” in which case a “supplement to an EIR” would suffice (see CEQA Guidelines, § 15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the County would be required to prepare an addendum pursuant to CEQA Guidelines section 15164, explaining why “some changes or additions” to the 2007 Final EIR “are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

This environmental checklist has been prepared to determine whether any additional environmental review would be required in order for the County to consider adoption of the changes in the Placer Vineyards Specific Plan and revised Finance Plan. This analysis considers whether the environmental conditions that exist today have changed such that new or substantially more severe environmental impacts would occur compared to that evaluated in the 2007 EIR.

1.1 PROJECT HISTORY

In 2007, Placer County certified an environmental impact report for and approved the Specific Plan, which would result in 14,132 dwelling units with 5.4 units per acre density, 67 acres of commercial mixed use, and 262 acres of commercial-only development. As approved in 2007, the Placer Vineyards Specific Plan included 4,251 acres proposed for urban development, with the remaining 979-acre area identified as a Special Planning Area (SPA) requiring additional environmental review and zoning before urban development could occur. Between these two areas, the first (much larger) portion was allocated 13,721 of the 14,132 allowable dwelling units contemplated by Exhibit 1 to the Dry Creek/West Placer Community Plan, while the SPA was allocated the remaining 411 dwelling units, including the then-existing 150 dwelling units already in the SPA. Despite these respective allocations between the SPA and the area slated for nearer-term urban development, the Final EIR for the project (and its respective component documents) all used the figure of 14,132 dwelling units for purposes of impact analysis. The project was contemplated to potentially develop as a full-service stand-alone incorporated city. The mixture of capital facilities and parks amenities, therefore reflected amenities appropriate for a self-contained city, and included allowances for a City Hall and a large, stand-alone corporation yard.

On February 14, 2012, the Owners Group (applicant) received approval from the Board for their request to modify the project from a single-phase project to a multiple-phase project. The Board adopted an addendum to the Final EIR (Resolution 2012-38), amendments to the Specific Plan (Resolution 2012-39) and amendments to the Development Agreement (Ordinance 5665-B).

On September 11, 2012, pursuant to the terms of settlement in the litigation on the project, the Board of Supervisors adopted an addendum to the certified PVSP FEIR and amended by Resolution No. 2012-211, the PVSP Mitigation Monitoring Reporting Program (MMRP). These modifications revised the “Open Space, Agricultural Land and Biological Resource Mitigation Strategy” section of the Revised Draft EIR and the corresponding mitigation measures. The modifications were structured to make them more closely resemble the biological strategy in the then-current draft of the Placer County Conservation Plan (PCCP) (presented to the Board of Supervisors on January 25, 2011). The proposed PCCP is a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the

California Natural Community Conservation Planning Act. County staff had determined, and the Board agreed, that an addendum to the certified PVSP FEIR was the appropriate document under CEQA for the request to modify the PVSP MMRP as the modifications were determined to increase the overall mitigation for open space, agricultural land, and biological resources by 35% while shifting the focus to conservation of ecosystems that provide habitat for multiple species (see Addendum, September 11, 2012). As described in the Introduction to this Checklist, Placer County, in completing the 2007 PVSP Final EIR, had undertaken a comprehensive environmental review process to review the project prior to certification and approval. The process involved the preparation of the series environmental documents (listed below).

The environmental process for the Specific Plan involved the preparation of the following documents that are relevant to the consideration of the proposed specific plan amendment.

- ▲ Revised Draft EIR (RDEIR) for the Placer Vineyards Specific Plan, Volumes I-III and appendices, March 2006;
- ▲ Partially Recirculated Revised Draft EIR (PRRDEIR) for the Placer Vineyards Specific Plan, July 2006;
- ▲ Second Partially Recirculated Revised Draft EIR (SPRRDEIR) for the Placer Vineyards Specific Plan, March 2007;
- ▲ Final EIR (FEIR) for the Placer Vineyards Specific Plan, October 2006;
- ▲ Supplement to the Final EIR (SFEIR) for the Placer Vineyards Specific Plan, June 2007; and
- ▲ Findings of Fact and Statement of Overriding Considerations for the Placer Vineyards Specific Plan, July 2007;
- ▲ Addendum to the Final EIR, February 2012; and
- ▲ Addendum to the Final EIR and Revised Mitigation Monitoring and Reporting Program, September 2012.

In its final form, the Final EIR for the project, originally published in part prior to release of the Second Partially Recirculated Revised Draft EIR (SPRRDEIR), consists of the Revised Draft EIR (RDEIR), the Partially Recirculated Revised Draft EIR (Partially Recirculated RDEIR), the Second Partially Recirculated Revised Draft EIR (SPRRDEIR), the Final EIR (FEIR), and the Supplement to the Final EIR (SFEIR) to the Specific Plan. The original Final EIR included responses to comments on the RDEIR and PRRDEIR. The SFEIR included responses to comments on the SPRRDEIR.

This environmental checklist, in which the relevant inquiries under CEQA Guidelines section 15162 are embedded, is intended to evaluate all environmental topic areas for the project changes associated with the proposed specific plan amendment and finance plan modification and for any changes in circumstances presented in the environmental document, in order to determine whether such project changes and/or changed circumstances were or were not adequately covered in the FEIR (consisting of the above-listed environmental documents), which the Placer County Board of Supervisors certified on July 16, 2007, and the Addendum and revised MMRP adopted and approved by the Board in September 2012.

If it is determined through the checklist review process, that the proposed specific plan amendment and finance plan modification would result in new or substantially more severe significant environmental impacts resulting from changes in the project or circumstances (as defined in State CEQA Guidelines Section 15162[a][1-2]), or from new information of substantial importance (as defined in State CEQA Guidelines Section 15162[a][3]), then a subsequent EIR or supplement to the prior EIR would be warranted if the applicant intends to pursue approval of the amendment to the Placer Vineyards Specific Plan and revisions to the Finance Plan. Alternatively, the applicant might be able to modify its proposals to eliminate or diminish any environmental impacts or other factors that might be responsible for the apparent need for an additional EIR.

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2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

In 2007, the Placer County Board of Supervisors (Board) approved the Placer Vineyards Specific Plan (Plan or Project) for the development of up to 14,132 residential homes in a range of housing types, styles and densities along with associated commercial land uses and public facilities. At Plan build out, projected to occur over a 20 to 30 year time frame, Placer Vineyards is projected to have a population of approximately 33,000 people (31,786 exclusive of the Special Planning Area). Along with the residential development, the Plan calls for 309 acres of commercial use, 308.5 acres of quasi-public use (public facilities/services, religious facilities and schools), 331.5 acres of arterial and collector roads and 919 acres of park and open space land.

As originally envisioned, the 2007 approved Plan would develop as a full-service/stand-alone incorporated city. Therefore, the mixture of capital facilities and parks amenities shown in the Plan reflects the amenities appropriate for a self-contained city including allowances for a city hall and a large stand-alone city corporation yard.

In the intervening years since the adoption of the Plan, The Placer Vineyards Development Group (Owners) has concluded that many of the initial assumptions concerning the project would need to be revised to allow for a variably phased development project. In 2012, the Owners received approval from the Board to modify the Project from a single-phase project to a multiple-phase project. The Owners have also come to believe that it is highly unlikely that the Project will become a free standing city in the County (although the potential still exists for the project to incorporate in the future). The Owners now believe that it is more likely that the project will develop as a County project with urban service levels. The proposed modifications to the Plan reflect this change in assumptions and the corresponding reduction in the mixture and size of capital facilities and parks.

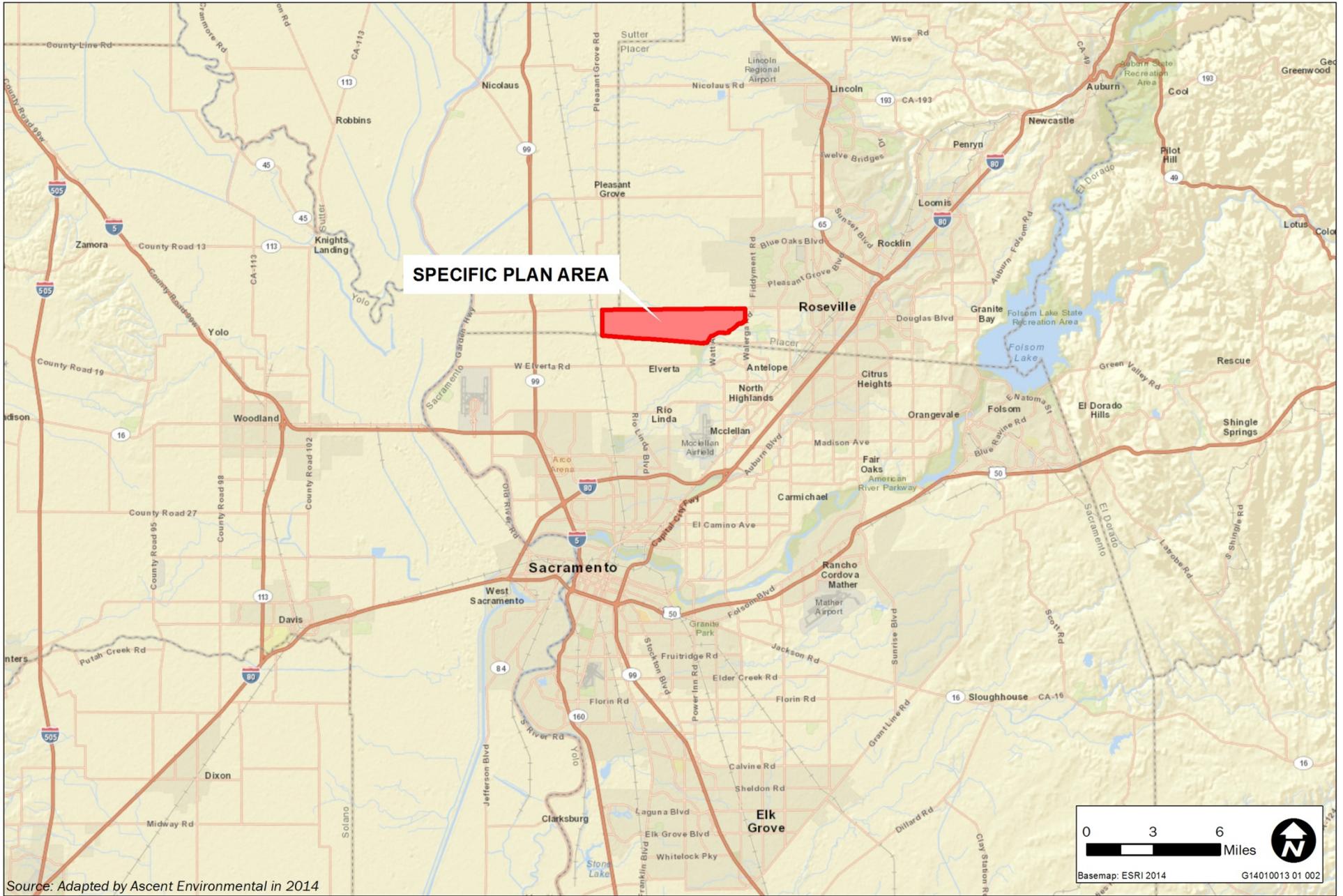
2.2 PROJECT LOCATION

The Specific Plan area is located in unincorporated southwestern Placer County, approximately 15 miles north of Sacramento (Exhibit 2-1). The Specific Plan site is bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road (Exhibit 2-2) (also see Figures 3-1, 3-2, 3-3 and 3-4 of the RDEIR). The east-west length of the Specific Plan area is approximately six miles. It encompasses portions of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Township 10 North, Range 5 East, and portions of Sections 6 and 7, Township 10 North, Range 6 East, Mount Diablo Base and Meridian.

2.3 EXISTING SETTING

Most of the Specific Plan area is undeveloped grazing land with a few stands of native and non-native trees and agricultural lands. Approximately 150 residences are located primarily in the northwest corner of the Specific Plan area. Current access to the Specific Plan area is provided by Baseline Road and several other two-lane roads, including Palladay Road, Watt Avenue, Tanwood Avenue, and Dyer Lane.

Three power line easement corridors cross the Specific Plan area. These easements and facilities are owned by Pacific Gas & Electric (PG&E), Sacramento Municipal Utility District (SMUD) and the Western Area Power Administration (WAPA). A 375-foot-wide SMUD and WAPA easement traverses the Specific Plan area in a northeast to southwest alignment located west of 16th Street. The other two PG&E easements are smaller in area and run generally north to south, as shown in Figure 3-10 of the RDEIR.

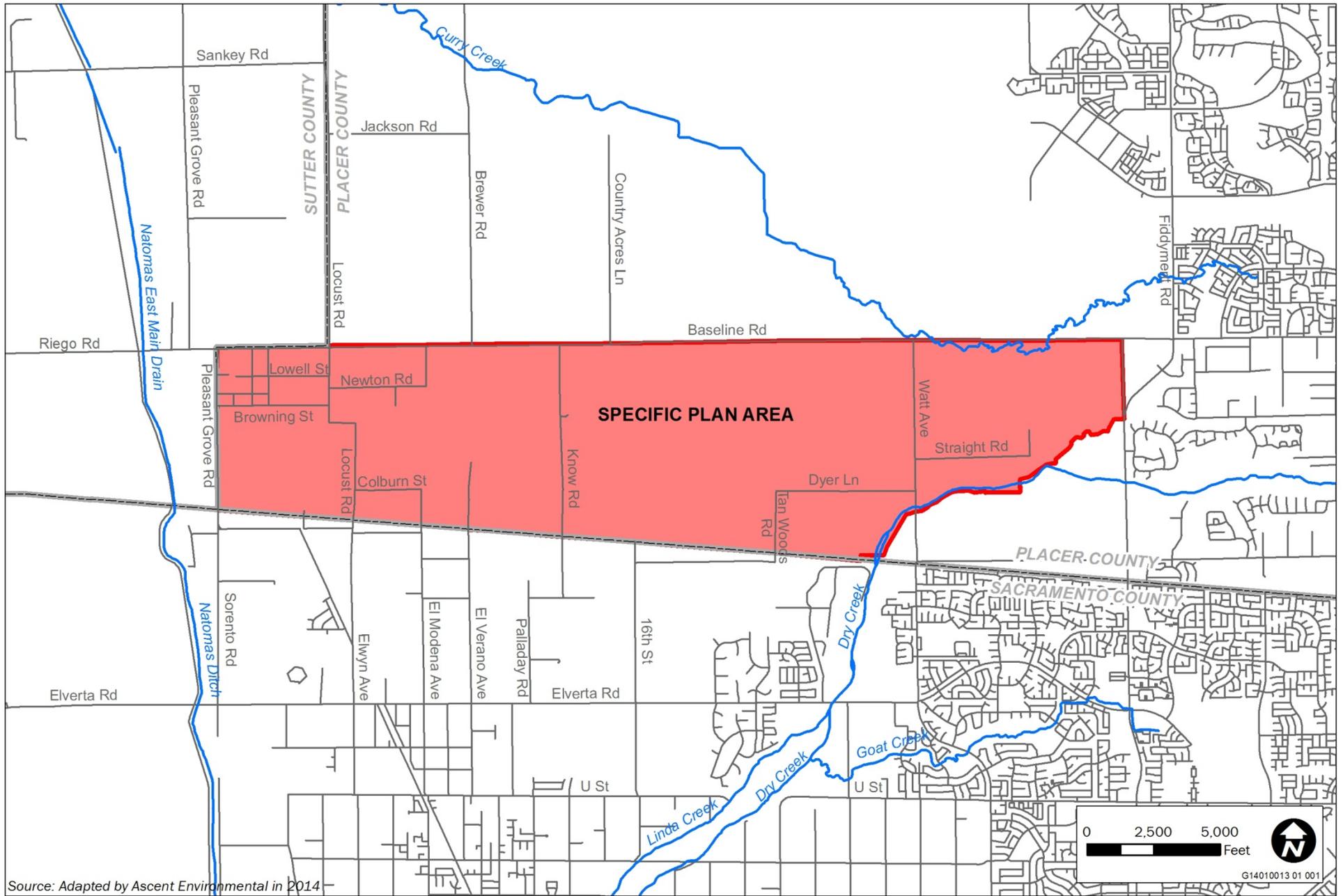


Source: Adapted by Ascent Environmental in 2014

Exhibit 2-1

Project Vicinity





Source: Adapted by Ascent Environmental in 2014

Exhibit 2-2

Specific Plan Area



The Specific Plan area is generally flat. Elevations range from 35 feet above sea level at the western edge of the Specific Plan area to 115 feet at the eastern edge. The southeast corner of the Specific Plan area abuts Dry Creek, and Curry Creek bisects the northeasterly portion of the Specific Plan area. Several minor drainage swales, intermittent creeks and scattered vernal pools are features of the site. (See RDEIR pp. 3-11, 3-12.)

2.4 PROJECT OBJECTIVES

The Specific Plan's objectives, as described in the Revised Draft EIR for the Placer Vineyards Specific Plan (Placer County, March 2006: p. 3-14) are the following:

- ▲ To protect the highest quality natural features and resources of the site and provide transitional buffers sensitive to the character of adjacent land uses.
- ▲ To promote compact mixed-use development that strives to provide a balance of uses, diverse housing and transportation choices and contributes to a jobs to housing balance within the region.
- ▲ To establish a pedestrian friendly community and access to a regional system of trails that link neighborhoods together.
- ▲ To develop a series of neighborhood areas with their own unique site identify with urban centers and community serving facilities (schools, parks and public amenities).

The objectives of the amendments to the specific plan and the 2014 finance plan are as follows:

- ▲ To reduce the overall cost of developing the project while assuring that the county is able to ensure adequate levels of service.
- ▲ To reduce the overall cost of developing the project while assuring that future residents of the specific plan area will be served with public services and facilities that are commensurate with those of surrounding cities.
- ▲ Reduce maintenance and operational costs by consolidating public facilities.

These objectives would be added to the project's existing objectives that are described above.

2.5 SUMMARY OF PROPOSED MODIFICATIONS TO THE SPECIFIC PLAN

2.5.1 Chapter 3 - Land Use Changes:

- ▲ Reduce the amount of park land from 6.2 acres per 1,000 residents to the County requirement of 5.0 acres per 1,000 residents resulting in a reduction of park land from **210**¹ acres to **159** acres. The amount of required park land for the proposed Specific Plan modifications is based on the following calculations:

¹ The adopted Specific Plan Table 3-2 shows a total area of **5,230** acres; however, the sum of the individual land uses equals **5,229** acres. The park acres should have been **211** rather than **210** acres. This was a typographical error in the Specific Plan and this error is corrected in the Proposed Specific Plan Finance Plan Modification.

REQUIRED PARK LAND

The following shows how the park land requirements were developed.

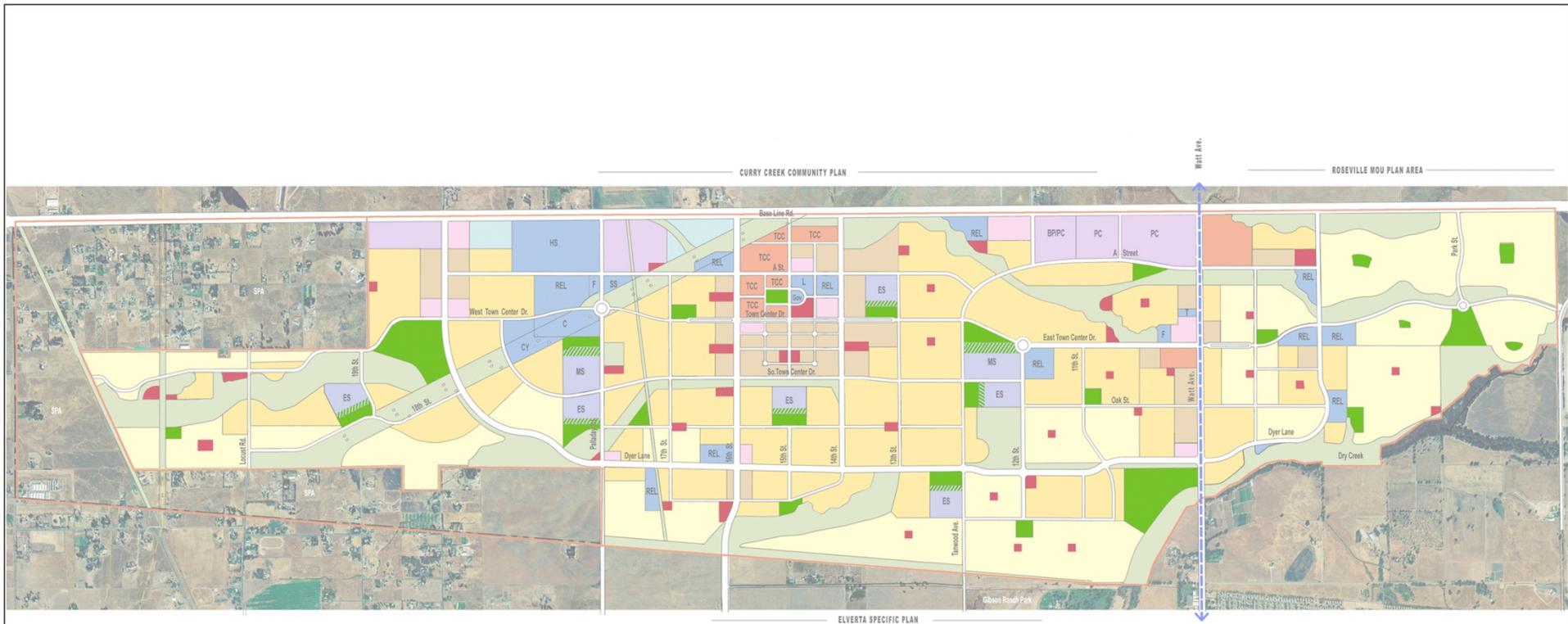
- ▲ Specific Plan Population = 31,786 (excludes the Special Planning Area (SPA)²)
Required park land based on the General Plan = $(31,786/1,000) \times 5 = 158.93$ rounded to 159 acres
The applicant proposes to receive credit for 18 acres of this requirement through the payment of in-lieu fees.

PARK LAND PROVIDED IN PROPOSED SPECIFIC PLAN MODIFICATION

The following shows the proposed park land included in the Specific Plan modification.

- ▲ The Applicant proposes to satisfy 18 acres of park land requirement through the payment of in-lieu fees.
- ▲ Neighborhood and Community park land provided within Specific Plan= 139 acres** Includes credit for 11 acres of private park provided in property #1A (1/2 of private park area)
- ▲ Provision of a parks corporation yard and facilities = 2 acres.
- ▲ Change the land use designation of the 5 acre Recreation Center (RC) in the Town Center to High Density Residential (HDR). Please note that the total Specific Plan HDR area would increase; however, the number of units would remain unchanged. The recreation center would be planned for location within a community park.
- ▲ Eliminate designated mini-parks from the adopted Specific Plan and instead provide a combination of neighborhood and community parks. Change the land use designations accordingly (refer to Exhibit 2-3 (Proposed Specific Plan Amendment, Figure 3.1 – Land Use Diagram), which shows park site reductions and proposed land use designations.
- ▲ Eliminate portions of linear open space from the adopted Specific Plan resulting in a decrease of open space from **709** acres to **692.8** acres. Change the land use designations from Open Space to adjacent Residential designations (refer to Exhibit 2-3, which shows the adopted Specific Plan Figure 3.1 – Land Use Diagram). The passive park land standard of 5 acres/1,000 residents (159 acres total) would be met within portions of open space that provide public recreation opportunities.
- ▲ Revise the residential and commercial acres shown in the adopted Specific Plan (refer to Table 2-1, Specific Plan Table 3-2 Land Use Summary and Table 2-2, Proposed Specific Plan Table 3-2, Land Use Summary)*. Please note that due to the proposed reduction in open space, the residential areas are proposed to increase; however, the number of units will remain unchanged. The proposed changes would result in a decrease in LDR density from **3.52** to **3.44** Du/Ac (allowed range 2 to 6 Du/Ac); a decrease in MDR density from **5.51** to **5.33** Du/Ac (allowed range 4 to 8 Du/Ac); and a decrease in HDR density from **15.08** To **13.96** Du/Ac (allowed range 7 to 21 Du/Ac). The Business Park area would increase by **1** acre; however, the allocated Gross Square Feet would be unchanged and the intensity utilized for purposes of distributing Commercial intensity to individual properties of record reduces slightly to **0.246** (refer to Table 2-3, Proposed Specific Plan Table 3-6, Employment Summary in this Project Description). The proposed changes in Residential and Business Park area (acres) would not affect Density Transfer for Housing Units as outlined in Section 9.2.7 of the adopted Specific Plan.

² Special Planning Area: Existing rural and agricultural development located on approximately 979 acres at the western portion of the PVSP area. Of the 14,132 units within the PVSP area, a total of 411 units are reserved in the SPA for eventual build-out. This includes the existing 150 units.



NOTE: THIS EXHIBIT SHOWS THE APPROVED PLACER VINEYARDS SPECIFIC PLAN LAND USE PLAN WITH PROPOSED PARK SITE REDUCTIONS.



FEBRUARY 2014

LEGEND

C/MU COMMERCIAL MIXED USE	SPA SPECIAL PLANNING AREA	ES ELEMENTARY SCHOOL	REL RELIGIOUS FACILITY	CY CORPORATE YARD	RETAINED PARK SITES - 150 ac
COM COMMERCIAL	LDR LOW DENSITY RESIDENTIAL	MS MIDDLE SCHOOL	F FIRE	ST SUBSTATION	REMOVED PARK SITES
PC POWER CENTER	MDR MEDIUM DENSITY RESIDENTIAL	HS HIGH SCHOOL	GOV GOVERNMENT	T TRANSIT	PARK CREDIT - 20.0 ac (4 ac per MS, 2 ac per ES)
BP BUSINESS PARK	HDR HIGH DENSITY RESIDENTIAL		L LIBRARY	C CEMETERY	
O OFFICE	OS OPEN SPACE		PO POLICE	BRT LINE	

Source: Received from EDAW|AECOM and MacKay & Soms in 2014

X14010013 01 001

Exhibit 2-3

Proposed Specific Plan Amendment Figure 3.1 – Land Use Diagram with Park Site Reductions



Table 2-1 Adopted Specific Plan Land Use Summary (Adopted Specific Plan Table 3-2)				
Land Use	Acres	% of Total Area	Units ⁴	% Unit Mix
Residential				
Special Planning Area (SPA)	979.0	18.7	411	2.9
Low Density Residential (LDR)	1,001.0	19.1	3,519	24.9
Medium Density Residential (LDR)	1,176.0	22.5	6,474	45.8
High Density Residential (LDR)	205.0	3.9	3,092	21.9
Commercial				
Commercial/Mixed Use (C/MU) ¹	50.5	1.0	636	4.5
Commercial (COM)	34.0	0.7	–	–
Town Center Commercial (TCC)	42.5	0.8	–	–
Business Park (BP)	58.5	1.1	–	–
Power Center (PC)	60.0	1.1	–	–
Business Park (BP/PC) ²	31.0	0.6	–	–
Office (O)	32.5	0.6	–	–
Public / Quasi-Public				
Public Use (CEM, CY, F, Gov, L, PO, SS, T)	50.5	1.0	–	–
Schools (ES/MS/HS)	167.0	3.2	–	–
Religious Facilities (REL)	91.0	1.7	–	–
Parks & Open Space				
Open Space (OS)	709.0	13.6	–	–
Parks (P) ³	210.0	4.0	–	–
Arterial and Collector Roads	331.5	6.3	–	–
Total	5,230.0	100.0	14,132	100.0
Notes:				
¹ Residential units in CMU acreage are devoted to housing at the density range indicated.				
² 31 acres may be a BP or PC land use (see Exhibit 2-3 for site location).				
³ 22 acres of parks found in the active adult community (Property #1A) are private parks.				
⁴ Refer to Table 2-3 for the allocation of units to individual properties.				

Note: The adopted Specific Plan Table 3-2 shows a total area of **5,230** acres; however, the sum of the individual land uses equals **5,229** acres. The park acres should have been **211** rather than **210** acres. This was a typographical error in the Specific Plan and this error is corrected in the Proposed Specific Plan Finance Plan Modification.

Table 2-2 Proposed Land Use Summary (Proposed Specific Plan Table 3-2, Land Use Summary)				
Land Use	Acres	% of Total Area	Units ⁴	% Unit Mix
Residential				
Special Planning Area (SPA)	979.0	18.7	411	2.9
Low Density Residential (LDR)	1,022.7	19.6	3,519	24.9
Medium Density Residential (LDR)	1,214.0	23.2	6,474	45.8
High Density Residential (LDR)	221.5	4.2	3,092	21.9

Table 2-2 Proposed Land Use Summary (Proposed Specific Plan Table 3-2, Land Use Summary)

Land Use	Acres	% of Total Area	Units ⁴	% Unit Mix
Commercial				
Commercial/Mixed Use (C/MU) ¹	50.5	1.0	636	4.5
Commercial (COM)	34.0	0.7	–	–
Town Center Commercial (TCC)	42.5	0.8	–	–
Business Park (BP)	59.5	1.1	–	–
Power Center (PC)	60.0	1.1	–	–
Business Park (BP/PC) ²	31.0	0.6	–	–
Office (O)	32.5	0.6	–	–
Public / Quasi-Public				
Public Use (CEM, CY, F, Gov, L, PO, SS, T)7	50.5	1.0	–	–
Schools (ES/MS/HS)	167.0	3.2	–	–
Religious Facilities (REL)	91.0	1.7	–	–
Parks & Open Space				
Open Space (OS)	692.8	13.2	–	–
Parks (P) ^{3,6}	150.0	2.9	–	–
Arterial and Collector Roads	331.5	6.3	–	–
Total	5,230.0	100.0	14,132	100.0

Notes:

- ¹ Residential units in CMU acreage are devoted to housing at the density range indicated.
² 31 acres may be a BP or PC land use (see Exhibit 2-3 for site location).
³ 22 acres of parks found in the active adult community (Property #1A) are private parks (park credit calculated at ½ or 11 acres).
⁴ Refer to Table 2-3 for the allocation of units to individual properties.
⁵ Applicant proposes to receive credit for 18-acres of required park land through the payment of in-lieu fees.
⁶ Parks credit equals 159 acres (150 – 11 + 18+2 = 159).
⁷ 2 acres of parkland credit for park maintenance facility to be located in CY zone.

Table 2-3 Proposed Employment Summary (Proposed Specific Plan Table 3-6, Employment Summary)

Land Use Category	Acres	FAR	Gross Square Feet (GSF)	GSR/ Employees	Total Jobs
Retail Uses					
COM: Commercial Retail	34.00	0.25	370,260	500	741
C/MU: Commercial/Mixed-Use Retail (15% of C/MU Total Area)	7.58	0.45	148,845	500	297
TCC: Town Center Commercial Retail (80% of TCC Total Area)	34.00	0.45	666,468	500	1,333
BP: Business Park Retail (10% of BP Total Area)	5.95	0.246	63,707	500	127
PC: Power Center (100% Retail)	60.00	0.25	653,400	500	1,307
BP/PC: Business Park/Power Center 1 Retail (80% of BP/PC Total Area)	24.80	0.25	270,072	500	540
Subtotal Retail Uses	166.33		2,172,392		4,345
Office Uses					
O: Office	32.50	0.30	424,710	400	1,062
C/MU: Commercial/Mixed-Use Retail (15% of C/MU Total Area)	7.58	0.45	148,485	333	446

Table 2-3 Proposed Employment Summary (Proposed Specific Plan Table 3-6, Employment Summary)					
Land Use Category	Acres	FAR	Gross Square Feet (GSF)	GSR/ Employees	Total Jobs
TCC: Town Center Commercial Retail (80% of TCC Total Area)	8.50	0.45	166,617	333	500
BP: Business Park Retail (90% of BP Total Area)	53.55	0.246	573,359	750	764
BP/PC: Business Park/Power Center ¹ Retail (80% of BP/PC Total Area)	6.20	0.25	67,518	750	90
Subtotal Office Uses	108.32		1,380,689		2,862
Schools ²	167.0		8,234 students	1 per 17 students	484
Total	441.65	–	3,553,081	–	–

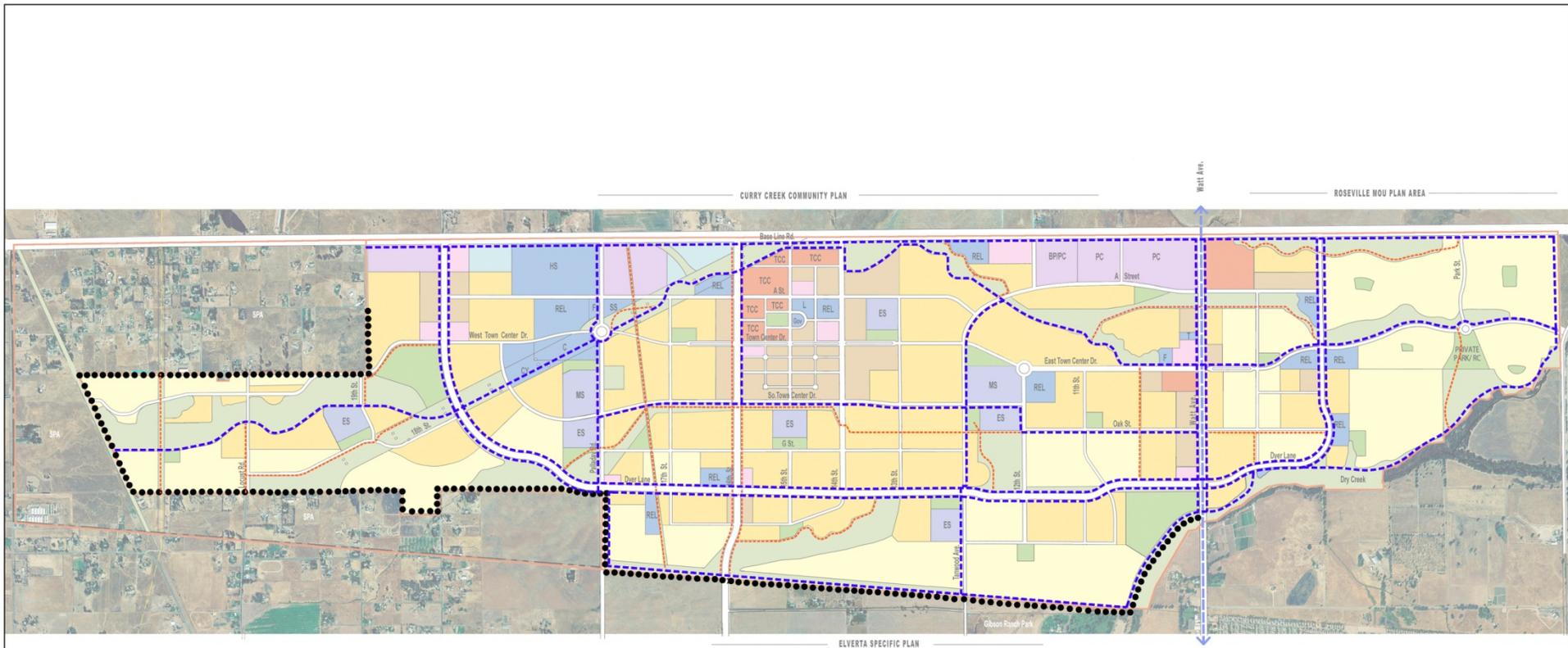
Notes:
¹ 31 acres may be a BP or PC land use (see Exhibit 2-3 for site location).
² Refer to school enrollment summary.

2.5.2 Chapter 5 – Transportation and Circulation Changes:

- ▲ Reduce the median width of Base Line Road and Watt Avenue from **20** feet to **14** feet and the right-of-way width from **106** feet to **100** feet to conform to the City of Roseville standards for future extensions of these roads into the City.
- ▲ Delete the requirement for the construction of a bicycle/pedestrian crossing over or under Base Line Road.
- ▲ Reduce the length of Class I Trails from approximately **43.6** miles (refer to enclosed Adopted Specific Plan Figure 5.6 – Off Street Trails Diagram) to approximately **35.1** miles (refer to enclosed Exhibit 2-4, Proposed Specific Plan Figure 5.6 – Off Street Trails Diagram). The combined length of the proposed Class I bikeway and multi-purpose trails is approximately **42.3** miles (35.1 miles of Class I Trails and 7.2 miles of multi-purpose trails) which exceeds the standard of 1 mile of hiking, horseback or bicycling trails per 1,000 population (approximately 33 required miles) outlined in Table 6 of the Dry Creek – West Placer Community Plan. The proposed width of modified Class I Trails is: 8 feet for **28.2** miles; 10 feet for **4.7** miles and 12 feet for **2.2** miles (refer to Exhibit 2-4, Proposed Specific Plan Figure 5.6 Off Street Trails Diagram dated May 2014).

2.5.3 Chapter 7 - Parks and Open Space Changes

- ▲ Delete the requirement to construct the following stand-alone park facilities: 28,000 square-foot community center, 8,000 square-foot senior center, 8,000 square-foot youth center and 12,000 square foot gymnasium. Replace with provision of a fee for the development of a combined 27,000 square-foot recreation center to be located within a community park and a joint use gymnasium to be developed with the school district in conjunction with the construction of a middle school.
- ▲ An aquatic center, lighted ball fields, tennis courts, and/ or gymnasium are planned as joint use school/community facilities.
- ▲ Eliminate mini-parks and utilize larger neighborhood, and community parks to achieve a developed parkland standard of 5 acres per 1,000 residents.
- ▲ Proposal of a CFD and / or impact fee program for construction and maintenance of neighborhood and community park facilities, joint use facilities, and trails, with construction of some recreation and trail facilities by the developers on a fee credit basis.



NOTE: THIS EXHIBIT SHOWS THE APPROVED PLACER VINEYARDS SPECIFIC PLAN LAND USE PLAN WITH PROPOSED TRAIL REDUCTIONS.



MAY 2014

LEGEND

C/MU COMMERCIAL MIXED USE	SPA SPECIAL PLANNING AREA	ES ELEMENTARY SCHOOL	REL RELIGIOUS FACILITY	CY CORPORATE YARD	± 35.1 miles Retained Class 1 Trail
CDR COMMERCIAL	LDR LOW DENSITY RESIDENTIAL	MS MIDDLE SCHOOL	F FIRE	SS SUBSTATION	± 8.5 miles Removed Class 1 Trail
PC POWER CENTER	MDR MEDIUM DENSITY RESIDENTIAL	HS HIGH SCHOOL	Gv GOVERNMENT	T TRANSIT	± 43.6 miles Total Specific Plan Class 1 Trail
BP BUSINESS PARK	HDR HIGH DENSITY RESIDENTIAL		L LIBRARY	C CEMETERY	
O OFFICE	OS OPEN SPACE		Pa POLICE	← BRT LINE	●●●● Multi-Purpose Trail

Source: Received from EDAW|AECOM and MacKay & Soms in 2014

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Exhibit 2-4

Proposed Specific Plan Amendment Figure 5.6 – Off-Street Trails Diagram with Trail Reductions



2.5.4 Chapter 8 – Public Utilities and Services

- ▲ Delete the requirement to construct a sheriff substation.
- ▲ Delete the requirement to construct a 25,000-square-foot library.
- ▲ Delete the requirement to construct a stand-alone aquatic center.
- ▲ Delete the requirement to construct a government center.
- ▲ Delete the requirement to construct a transit facility.
- ▲ Delete the requirement to construct fire stations.
- ▲ Delete the requirement to construct a corporation yard.
- ▲ Public Utilities and Services obligations are proposed to be satisfied through formation of a CFD and / or impact fee program.

2.6 PROPOSED MODIFICATION TO THE DEVELOPMENT AGREEMENT

- ▲ Amend the Placer Vineyards Development Agreement to reflect the proposed “Modifications to the Specific Plan”.

2.7 REQUIRED DISCRETIONARY ACTIONS

2.7.1 Lead Agency

Table 2-4, below, shows the entitlements, approvals and permits needed for the currently proposed amendment to the specific plan and modification of the development agreement. Remaining entitlements, approvals and/or permits that are needed or will be sought from Placer County for implementation of the adopted Specific Plan, are shown in Table 2-1 of the RDEIR p. 3-2.

Table 2-4 Placer County Entitlements, Approvals and Permits	
Entitlement/Approval or Permit Needed	Agency
Specific Plan Amendment (policy document, development standards, design guidelines, land use diagram)	Placer County Board of Supervisors
Development Agreement Amendment	Placer County Board of Supervisors
Finance Plan Modification	Placer County Board of Supervisors
Mitigation Monitoring Plan revision/amendment	Placer County Board of Supervisors
Rezoning	Placer County Board of Supervisors
Creation of a Community Facilities District, creation of Parks and Recreation District , Creation of maintenance Community Facilities District or Community Services District	Placer County LAFCo Placer County Board of Supervisors

2.7.2 Responsible Agencies

In addition to the list of entitlements, approvals and/or permits identified in Table 2-4 above that must be obtained from Placer County, the following approvals, consultations, and/or permits may be required from other agencies, shown in Table 2-5.

Table 2-5 Approvals and/or Permits from Other Agencies	
Approval and/or Permit	Agency
Reorganization (Annexation/ Detachments) for service area boundary adjustments, and/or service contracts	Placer County LAFCo, and Placer County Water Agency
School district boundary changes	Grant Joint High School District, Center Unified School District, Elverta Joint School District, and Placer County Board of Education
National Pollutant Discharge Elimination System Storm Water Discharge Permit, and Section 401 of the Clean Water Act	Regional Water Quality Control Board
Section 404 of the Clean Water Act	U.S. Army Corps of Engineers
Streambed Alteration Agreement	California Department of Fish and Wildlife
State and Federal Endangered Species Acts	California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service
Wastewater Treatment, Initial and Long-Term	South Placer Wastewater Authority, Sacramento Regional County Sanitation District, City of Roseville, U.S. Fish and Wildlife Service, County of Placer, South Placer Municipal Utility District, and Regional Water Quality Control Board
Agricultural Water Supply, per Development Standard 8, Exhibit 1 of the <i>Dry Creek/West Placer Community Plan</i>	City of Lincoln
Recycled Water Provider Agreement	City of Roseville

3 ENVIRONMENTAL CHECKLIST FOR SUPPLEMENTAL ENVIRONMENTAL REVIEW

3.1 EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the 2007 Final EIR. The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the State CEQA Guidelines. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the Final EIR (2007). For instance, the environmental categories might be answered with a “no” in the checklist because the impacts associated with the proposed project were adequately addressed in the FEIR, and the environmental impact significance conclusions of the Final EIR remain applicable. The purpose of each column of the checklist is described below.

3.1.1 Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

3.1.2 Do Proposed Changes Involve New Significant Impacts?

The significance of the changes proposed to the 2007-approved Placer Vineyards Specific Plan, as it is described in the certified PVSP FEIR is indicated in the columns to the right of the environmental issues.

3.1.3 Any new Circumstances Involving New or Substantially More Severe Significant Impacts?

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

3.1.4 Any Substantially Important New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available, requiring an update to the analysis of the previous environmental documents to verify

that the environmental conclusions and mitigation measures remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects on the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, the question would be answered 'Yes' requiring the preparation of a subsequent EIR or supplement to the EIR. However, if the additional analysis completed as part of this Environmental Checklist Review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered 'No' and no additional EIR documentation (supplement to the EIR or subsequent EIR) would be required.

Notably, where the only basis for preparing a subsequent EIR or a supplement to an EIR is a new significant impact or a substantial increase in the severity of a previously identified impact, the need for the new EIR can be avoided if the project applicant agrees to one or more mitigation measures that can reduce the significant effect(s) at issue to less than significant levels. (See *River Valley Preservation Project v. Metropolitan Transit Development Board* (1995) 37 Cal.App.4th 154, 168.)

3.1.5 Mitigations Implemented or Address Impacts.

This column indicates whether the prior environmental documents and adopted CEQA Findings provide mitigation measures to address effects in the related impact category. (In the case of Placer Vineyards, all mitigation measures recommended in the Final EIR were adopted as recommended, as reflected in the CEQA Findings adopted by the Board of Supervisors in July 2007. The Open Space, Agricultural Land and Biological Resources mitigation measures were amended and a revised Mitigation Monitoring and Reporting Program was adopted by the Board of Supervisors in September 2012.) In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in either instance. If "N/A" is indicated, this Environmental Checklist Review concludes that the impact does not occur with this project and, therefore, no mitigation measures are needed.

3.2 DISCUSSION AND MITIGATION SECTIONS

3.2.1 Discussion

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

3.2.2 Mitigation Measures

Applicable mitigation measures from the prior environmental review that would apply to the proposed amendment are listed under each environmental category. New mitigation measures are included, if needed.

3.2.3 Conclusions

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

3.2.4 Acronyms Used in Checklist Tables

Acronyms used in the Environmental Checklist tables and discussions include:

EIR	Environmental Impact Report
FEIR	Final Environmental Impact Report
MM	mitigation measure
N/A	not applicable
RDEIR	Revised Draft Environmental Impact Report
PRRDIER	Partially Recirculated Revised Draft Environmental Impact Report
SPRRDIER	Second Partially Recirculated Revised Draft Environmental Impact Report
SFEIR	Supplemental Final Draft Environmental Impact Report

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR, Addendum	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
1. Aesthetics. Would the Project:				
a. Have a substantial adverse effect on a scenic vista?	RDEIR; Setting p. 4.2-2 Impacts 4.2-55 et. seq. Impact not analyzed	NO	NO	N/A
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	RDEIR p. Regulatory Setting Page 4.2-49 Impacts 4.2-55 et. seq. Impact not analyzed	NO	NO	YES
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	RDEIR pp. 4.2-2 to 4.2-3; Impacts 4.2-1, 4.2-2, 4.2-3, 4.2-5, 4.2-6, 4.2-7; pp 4.2-55 to 4.2-61.	NO	NO	YES
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	RDEIR p. 4.2-3; Impacts 4.2-4, 4.2-8; p 4.2-58, 4.2-61.	NO	NO	N/A

DISCUSSION

No substantial change in the environmental and regulatory settings related to aesthetics and visual resources, described in RDEIR Sections 4.2.2 and 4.2.3, has occurred since certification of the FEIR in 2007.

- a. As described in the RDEIR Visual Quality and Aesthetics setting (see pages 4.2-1 through 4.2-3 of the *RDEIR, Volume I, Placer Vineyards Specific Plan*), the project site and surrounding area has limited views due to the level terrain, and the area does not possess any unique or striking visual characteristics. Therefore, the 2007 EIR did not address effects on scenic vistas. Conditions have not changed substantially since the certification of the FEIR in 2007 because no development has occurred within the property. There are no new circumstances that would result in new impacts or new information that would require new analysis related to this topic.
- b. At the time of the certification of the EIR there were no officially designated State Scenic Highways or National Scenic Byways within Placer County (Caltrans 2007). Conditions have not changed since the certification of the FEIR in 2007 (Caltrans 2007). Therefore, the conclusions of the 2007 EIR remain valid and there would be no new circumstances that would result in new impacts or new information that would require new analysis due to an effect on scenic resources within a state scenic highway.
- c. The conclusions contained in the 2007 FEIR regarding impacts of the adopted specific plan on degradation of the existing visual character or quality of the site and its surroundings remain valid and unchanged. Impacts 4.2-1 and 4.2-2 in the RDEIR for PVSP (Vol. 1) address alteration of views of the project site from surrounding roadways, as well as views from within the project site as a result of urbanization. As described in the RDEIR, the landscape would be significantly altered from rural open space to an urbanized setting with urban density housing, commercial and industrial structures, roads, walls, and signs. Although the urban environment that is ultimately built may be aesthetically pleasing to many, development would, nevertheless, significantly degrade the existing visual character and quality of the Specific Plan area.

The proposed amendment to the PVSP would decrease park acreage of the adopted Specific Plan by 60 acres, reduce open space by 11 acres, and reduce trail mileage. These changes would not substantially alter for the worse the appearance of the proposed development or infrastructure required to serve the site. Therefore, the conclusions regarding alteration of views would remain the same as described in the RDEIR and the conclusion that impacts would be significant and unavoidable remains unchanged. There are no new circumstances that would result in substantially more severe significant impacts or new information that would require new analysis.

As described in the RDEIR, potential conflicts with Placer County policies related to buffering adjacent land uses to protect visual resources are less than significant. (RDEIR Impact 4.2-5, page 4.2-59). The proposed amendment to the Specific Plan would not alter these conclusions because no changes to the buffer areas are proposed; this conclusion would remain valid and no further analysis is required.

The RDEIR concludes that visual impacts from removal of vegetation to off-site utility line and roadway construction (Impact 4.2-6) would be potentially significant. Implementation of Mitigation Measures 4.2-6a and 4.2-6b, along with the regulatory safeguards of other jurisdictions in which construction would take place, would reduce this impact to a less-than-significant level. Because the proposed amendment to the Specific Plan would not result in changes related to these activities, the conclusions of the 2007 EIR remain valid and no further analysis is required.

Alteration of views due to the expansion/improvement of off-site wastewater treatment facilities would not be affected by the proposed amendment to the Specific Plan. All modifications in the draft 2014 Finance Plan resulting from changes to the 2007 Finance Plan would not alter improvements related to water treatment facilities. These impacts would remain less than significant (Impact 4.2-7). The conclusions of the 2007 EIR remain valid and no further analysis is required.

- d. The proposed amendment to the Specific Plan would not result in increased density or substantial changes in land use within the specific plan area. The proposed elimination of the recreation center in the Town Center would expand the area of adjacent residential development (without increasing the overall number of units). The residential development would include exterior lighting; however, this would not be a substantial alteration to lighting conditions addressed in the RDEIR because the site is surrounded by areas planned for high density residential and commercial uses. Therefore, the analysis contained in the RDEIR would not change and this impact would remain less than significant. The conclusions of the 2007 EIR remain valid and no further analysis is required.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis and would continue to remain applicable if the proposed amendment to the Specific Plan were adopted.

- ▲ Mitigation Measure 4.2-3: Water storage tanks subject to Design Review process
- ▲ Mitigation Measures 4.2-6a and 4.2-6b: Revegetation requirements for ground disturbance – infrastructure construction

The RDEIR concludes that alteration of views of the project site from surrounding roadways, as well as views from within the project site, as a result of urbanization would result in significant and unavoidable impacts and that no additional mitigation measures are available to reduce or eliminate the impacts.

CONCLUSION

No new circumstances or project changes have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment to the Specific Plan would not result in new or substantially more severe significant impacts to visual quality and aesthetics.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR, Addendum	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
2. Agriculture and Forestry Resources. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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?	RDEIR pp. 4,1-50 to 4,1-52, Impact 4.1-3	NO	NO	YES
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	RDEIR pp. 4.1-52, Impact 4.1-4	NO	NO	N/A
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	N/A	N/A	N/A	N/A
d. Result in the loss of forest land or conversion of forest land to non-forest land?	Not Previously Evaluated	NO	NO	N/A
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	RDEIR pp. 4.1-52, 4.1-55 to 4.1-57, Impact 4.1-4, 4.1-7	NO	NO	N/A

DISCUSSION

This topic is addressed in Section 4.1.5 of the RDEIR, under Land Use and Planning Policies. The regional and local setting information is described in Section 4.1.2 of the RDEIR. Because the site has not been developed, no substantial changes have occurred to the setting conditions since approval of the Specific Plan in 2007.

- a. No change to the acreage to be converted to urban use would occur under the proposed amendment to the Specific Plan. As described in the RDEIR on p. 4.1-50, approximately 4,225 acres of agricultural land would be converted to non-agricultural uses with the development of the adopted Specific Plan (Impact 4.1-3). Of the 4,225 acres of agricultural land subject to conversion, 4,140 acres are classified as “Important Farmland” by the California Department of Conservation (DOC) and local policy. The RDEIR concludes that this impact would remain significant and unavoidable even after implementation of Mitigation Measure 4.1-3 (RDEIR pp. 4.1-50). There are no new circumstances resulting in new impacts or new information requiring new analysis related to important farmlands. The conclusions regarding impacts to important farmland contained in the 2007 EIR remain valid and no additional analysis is required.
- b. The proposed amendment to the Specific Plan would not substantially alter the overall land use plan or pattern of development that is in effect under the adopted Specific Plan. The RDEIR identified approximately 90 acres of agricultural land within the Specific Plan area that were subject to a Williamson Act contract, which expired in January 2005. There were no parcels under Williamson Act contract within the Specific Plan at the time the RDEIR was prepared. Circumstances have not

changed since that time (Placer County 2014a)-. However, the *Placer County General Plan* provides for agricultural buffers, as described in RDEIR Section 4.1.4. Because an adjacent contracted Agricultural Preserve area may be used for rice production, the buffer should be 200 to 800 feet (and may be established anywhere within this range by a Specific Plan) and must include a 400-foot residential exclusion area. The nearest residential use to the Preserve would be more than 400 feet away and the proposed amendment to the Specific Plan would not alter this land use plan. Therefore, the proposed amendment would be consistent with the buffer requirements. There are no new circumstances resulting in new impacts or new information requiring new analysis related to Williamson Act or agricultural buffers. The conclusions regarding impacts to agricultural preserves contained in the 2007 EIR remain valid and no further analysis is required.

- c, d. This topic was not addressed in the 2007 EIR as it was added to Appendix G of the CEQA Guidelines in the CEQA Guidelines Amendments of 2010. Nonetheless, no forest lands are present within the Specific Plan area; therefore, no new significant impacts related to forestry resources would occur.
- e. The proposed amendment to the Specific Plan would not alter land use patterns in effect under the adopted Specific Plan with respect to buffers. The Placer County General Plan provides for agricultural buffers, as described above under (b). The analysis of the Specific Plan contained in the RDEIR addressed compliance with the buffer requirements; uses adjacent to the Agricultural Preserve (see Impact 4.1-7 discussion) should be set back a minimum of 200 feet from the Agricultural Preserve. Specific Plan Policy 3.29 would mitigate any potential impacts to a less-than-significant level. There are no project changes or changed circumstances resulting in new impacts or new information requiring new analysis related to agricultural buffers. The conclusions regarding impacts to agricultural preserves contained in the 2007 EIR remain valid and no further analysis is required.

Mitigation Measures

The 2007 Final EIR referenced the following mitigation measures:

- ▲ Mitigation Measure 4.1-3: Compensation for the loss of agricultural land
- ▲ Mitigation Measure 4.4-1a: Open Space/Agricultural Land Mitigation

Mitigation Measure 4.1-3 simply refers to and incorporates Mitigation Measure 4.4-1a, with some directives regarding how the latter might be applied. Mitigation Measure 4.4-1a, however, was replaced on September 11, 2012, when the Board of Supervisors replaced the original Biological Resource mitigation measures with a new suite of updated measures intended to more accurately reflect the likely policy direction in the upcoming Placer County Conservation Plan (PCCP). The new measures applicable to mitigation for loss of agricultural land focus on preservation of large blocks of land that can minimize edge effects from surrounding urbanization. For this reason, impacts to agricultural land and biological resources at the natural community level are addressed by designating large areas for conservation outside of the area planned for future growth. Land designated for conservation will be acquired from willing sellers in fee title and/or protected through establishment of conservation easements. Therefore, Mitigation Measure 4.4-1a has been replaced with:

- ▲ Revised Mitigation Measure 4.4-1a: Project Level Open Space, Agricultural Land and Biological Mitigation Plan:
- ▲ Revised Mitigation Measure 4.4-1c: Criteria for implementation of the Project Level Open Space, Agricultural Land and Biological Mitigation Plan

Implementation of the mitigation measures would substantially lessen the significant impact relating to the loss of agricultural land, including "Important Farmland", but would not mitigate the impact to a less than significant level. Therefore, the impact would remain significant and unavoidable.

CONCLUSION

No new circumstances or project changes have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the 2007 EIR, as modified by the addendum approved through Resolution No. 2012-211 remain valid and approval of the proposed amendment to the Specific Plan would not result in new or substantially more severe significant impacts to agricultural resources.

Environmental Issue Area	Where Impact Was Analyzed in RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR, Addendum.	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents' Mitigations Address/Resolve Impacts?
3. Air Quality. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	RDEIR; pp. 4.8-30 - 4.8-40.	NO	YES	YES
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	RDEIR; pp.4.8-30 - 4.8-41.	NO	YES	YES
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	RDEIR; pp.4.8-44 - 4.8-45.	NO	YES	YES
d. Expose sensitive receptors to substantial pollutant concentrations?	RDEIR; pp.4.8-30 - 4.8-41; 4.8-43 - 44.	NO	NO	YES
e. Create objectionable odors affecting a substantial number of people?	RDEIR; pp.4.8-41 - 4.8-44.	NO	NO	YES

DISCUSSION

The RDEIR analyzed air quality impacts of construction and operation of the approved Specific Plan. The Air Quality section of the 2006 RDEIR was not recirculated as part of the first and second partially recirculated RDEIRs. No substantial changes to the approved Specific Plan are proposed from what was analyzed in the prior environmental documents that would alter the conclusions reached in that prior environmental review. Changes in the environment since the prior environmental review was conducted would not result in new or increased severity of impacts, because the project site and land use changes that would result from the proposed modifications to proposed amendment to the Specific Plan would be substantially similar to those previously analyzed for the now-approved Specific Plan.

The 2006 RDEIR provided air quality monitoring data from 2002-2004 for multiple monitoring locations in the vicinity of the plan area. Current air quality conditions in the plan area are similar to those at the time of the 2006 RDEIR, but current monitoring and attainment designations are provided below to characterize the existing air quality setting. Table 3-1 below summarizes the current National and California Ambient Air Quality Standards (NAAQS and CAAQS) and attainment designations. Table 3-2 summarizes the most recent air quality monitoring data for criteria air pollutants for which the region is in nonattainment. Measurements are from the North Highlands-Blackfoot Way and Roseville-North Sunrise Boulevard stations, which are representative of air quality conditions in the project vicinity.

In the 2006 RDEIR, air quality impacts were evaluated using the Urban Emissions Model (URBEMIS) 2002 version 8.7, which was the widely-accepted emissions modeling tool at that time. URBEMIS has been superseded by the contemporary air quality modeling tool for use in CEQA analysis in California: the California Emissions Estimator Model (CalEEMod). The new model does not constitute “new information” as defined in CEQA Guidelines Section 15162. However, revised emissions modeling was conducted to ascertain what changes might have arisen in the recommended methodologies and emission factors since 2007. Therefore, a revised analysis is presented in the following sections to evaluate the project’s impacts in the context of the current regulatory environment.

Table 3-1 Ambient Air Quality Standards and Designations for Western Placer County

Pollutant	Averaging Time	California ¹		National Standards ²	
		Standards ³	Attainment Status ⁴	Standards ³	Attainment Status ⁶
Ozone	1-hour	0.09 ppm (180 µg/m ³)	N	-	N
	8-hour	0.070 ppm (137 µg/m ³)		0.075 ppm (147 µg/m ³)	
Carbon Monoxide (CO)	1-hour	20 ppm (23 mg/m ³)	U	35 ppm (40 mg/m ³)	U/A
	8-hour	9 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	
Nitrogen Dioxide (NO ₂)	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	A	0.053 ppb (100 µg/m ³)	U/A
	1-hour	0.18 ppm (339 µg/m ³)		100 ppb (188 µg/m ³)	
Sulfur Dioxide (SO ₂)	Annual Arithmetic Mean	-	A	0.030 ppm (80 µg/m ³)	U
	24-hour	0.04 ppm (105 µg/m ³)		0.14 ppm (365 µg/m ³)	
	3-hour	-		0.5 ppm (1300 µg/m ³) ⁵	
	1-hour	0.25 ppm (655 µg/m ³)		0.75 ppm (196 µg/m ³)	
Respirable Particulate Matter (PM ₁₀)	Annual Arithmetic Mean	20 µg/m ³	N	-	U
	24-hour	50 µg/m ³		150 µg/m ³	
Fine Particulate Matter (PM _{2.5})	Annual Arithmetic Mean	12 µg/m ³	A	15 µg/m ³	N
	24-hour	-		35 µg/m ³	
Lead ⁷	30-day Average	1.5 µg/m ³	A	-	-
	Calendar Quarter	-	-	1.5 µg/m ³	A
	Rolling 3-Month Avg	-	-	0.15 µg/m ³	-
Sulfates	24-hour	25 µg/m ³	A	No National Standards	
Hydrogen Sulfide	1-hour	0.03 ppm (42 µg/m ³)	U		
Vinyl Chloride ⁷	24-hour	0.01 ppm (26 µg/m ³)	-		
Visibility-Reducing Particle Matter	8-hour	Extinction coefficient of 0.23 per kilometer – visibility of 10 mi or more	U		

Notes: µg/m³ = micrograms per cubic meter; ppm = parts per million

¹ California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM₁₀, PM_{2.5}, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equalled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

² National standards (other than ozone, PM, and those based on annual averages or annual arithmetic means) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration in a year, averaged over 3 years, is equal to or less than the standard. The PM₁₀ 24-hour standard is attained when 99% of the daily concentrations, averaged over 3 years, are equal to or less than the standard. The PM_{2.5} 24-hour standard is attained when 98% of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact the EPA for further clarification and current federal policies.

³ Concentration expressed first in units in which it was promulgated [i.e., parts per million (ppm) or micrograms per cubic meter (µg/m³)]. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

⁴ Unclassified (U): a pollutant is designated unclassified if the data are incomplete and do not support a designation of attainment or nonattainment. Attainment (A): a pollutant is designated attainment if the state standard for that pollutant was not violated at any site in the area during a 3-year period. Nonattainment (N): a pollutant is designated nonattainment if there was a least one violation of a state standard for that pollutant in the area. Nonattainment/Transitional (NT): is a subcategory of the nonattainment designation. An area is designated nonattainment/transitional to signify that the area is close to attaining the standard for that pollutant.

⁵ Secondary Standard to protect public welfare.

⁶ Nonattainment (N): any area that does not meet (or that contributes to ambient air quality in a nearby area that does not meet) the national primary or secondary ambient air quality standard for the pollutant. Attainment (A): any area that meets the national primary or secondary ambient air quality standard for the pollutant. Unclassifiable (U): any area that cannot be classified on the basis of available information as meeting or not meeting the national primary or secondary ambient air quality standard for the pollutant. Maintenance (M): any area previously designated nonattainment pursuant to the CAAA of 1990 and subsequently redesignated to attainment subject to the requirement to develop a maintenance plan under Section 175A of the CAA, as amended.

⁷ ARB has identified lead and vinyl chloride as toxic air contaminants with no threshold of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

Source: ARB 2013a; ARB 2013b.

Table 3-2 Summary of Annual Data on Ambient Air Quality (2009-2012)				
	2009	2010	2011	2012
Ozone ¹				
Maximum concentration (1-hr/8-hr avg, ppm)	0.097/0.086	0.100/0.090	0.112/0.093	0.101/0.089
Number of days state standard exceeded (1-hr/8-hr)	1/18	3/10	5/20	4/21
Number of days national standard exceeded (8-hr)	7	3	9	11
Fine Particulate Matter (PM_{2.5}) ²				
Maximum concentration (µg/m ³)	38.5	60.1	50.4	28.0
Number of days national standard exceeded (measured/estimated ³)	0/0	0/0	1/6.1	0/0
Respirable Particulate Matter (PM₁₀) ¹				
Maximum concentration (µg/m ³)	34.0	49.0	68.0	36.0
Number of days state standard exceeded (measured/estimated ³)	0/0	0/0	1/6.1	0/0
Number of days national standard exceeded (measured/estimated ³)	0/0	0/0	0/0	0/0
Notes: µg/m ³ = micrograms per cubic meter; ppm = parts per million				
¹ Measurements from the North Highlands-Blackfoot Way station.				
² Measurements from the Roseville-N Sunrise Blvd station.				
³ Measured days are those days that an actual measurement was greater than the level of the State daily standard or the national daily standard. Measurements are typically collected every 6 days. Calculated days are the estimated number of days that a measurement would have been greater than the level of the standard had measurements been collected every day. The number of days above the standard is not necessarily the number of violations of the standard for the year.				
Source: ARB 2014				

As stated in the Appendix G Checklist, potential conflicts with an applicable air quality plan are considered in determining significant environmental effects. The Placer County Air Pollution Control District (PCAPCD) established significance criteria intended to support attainment of its air quality plans, so the criteria may be relied upon to make CEQA significance determinations. The PCAPCD’s significance criteria have not changed since the prior EIR was prepared and adopted. Pursuant to PCAPCD’s current thresholds (PCAPCD 2012) and the State CEQA Guidelines, the proposed project would result in a significant air quality impact if it would:

- ▲ result in an exceedance of PCAPCD’s New Source Review Rule thresholds of 82 pounds per day (lb/day) of reactive organic gases (ROG), oxides of nitrogen (NO_x), or particulate matter than 10 micrometers in diameter (PM₁₀);
 - ▲ result in or contribute substantially to a violation of an air quality standard;
 - ▲ expose sensitive receptors to toxic air contaminants (TACs) that would adversely impact their health and well-being;
 - ▲ conflict with or obstruct implementation of any applicable air quality plans; or
 - ▲ create objectionable odors affecting a substantial number of people.
- a. The adopted Specific Plan would result in emissions of criteria air pollutants and precursors during construction and operation.

Short-Term Construction-Related Emissions

During construction of the Specific Plan, criteria air pollutant emissions would be temporarily and intermittently generated from a variety of sources over the buildout period. Project-related excavation and site grading activities would generate fugitive particulate matter (PM) dust emissions. Fugitive

PM dust emissions are primarily associated with ground disturbance and material transport and vary as a function of parameters such as soil silt content and moisture, wind speed, acreage of disturbance area, and the intensity of activity performed with construction equipment. Exhaust emissions from diesel equipment, material transport trips, and construction worker-commute trips also contribute to short-term increases in PM emissions, but to a lesser extent. Exhaust emissions from these construction-related mobile sources would also include ROG, NO_x, and CO. In addition, the application of architectural coatings (i.e., interior and exterior surface painting) would result in off-gas emissions of ROG.

Construction-related emissions of criteria air pollutants and precursors were modeled using project specifications to the extent known (e.g., project footprint, including reduction in park acreage) and model default settings and parameters contained in CalEEMod for western Placer County. Construction duration was assumed to occur from 2015 through 2035. To generate a worst-case scenario for construction emissions, all construction phases were assumed to be conducted concurrently during the year 2016. It was assumed that grading and site preparation would occur during the first two years of construction, and that building construction, architectural coating application, and paving could all occur on a given day during the entire buildout period. If construction phases would occur over a longer period of time, maximum daily emissions would decrease compared with the values summarized in Table 3-3.

Table 3-3 Summary of Maximum Daily Construction Emissions					
Construction Phase	Pollutant Emissions (lb/day)				
	ROG	NO _x	CO	PM ₁₀ ¹	PM _{2.5} ¹
Site Preparation	5	55	41	21	13
Grading	6	75	50	109	17
Building Construction	197	923	2,048	294	91
Architectural Coatings	319	19	227	44	12
Paving	2	22	15	1	1
Total Worst-Case Daily Emissions	529	1,094	2,381	469	134
PCAPCD Significance Thresholds (lb/day)	82	82	N/A	82	N/A

Notes: CO = carbon monoxide; lb/day = pounds per day; ROG = reactive organic gases; NO_x = oxides of nitrogen; PCAPCD = Placer County Air Pollution Control District; PM₁₀ = particulate matter with aerodynamic diameter less than 10 microns; PM_{2.5} = particulate matter with aerodynamic diameter less than 2.5 microns.

Bold text indicates an exceedance of PCAPCD's threshold.

Totals may not sum exactly due to rounding.

Detailed assumptions and modeling output files are included in Appendix A.

Source: Ascent Environmental 2014.

A summary of average daily construction emissions, based on the modeling conducted is presented in Table 3-3. Construction-related emissions of PM_{2.5} were not explicitly called-out in the 2006 RDEIR, but are a subset of PM₁₀, which was estimated and evaluated in the prior EIR. PCAPCD has no adopted threshold for PM_{2.5} emissions. Construction emissions of PM_{2.5} are included here for completeness because the project area is designated nonattainment for federal PM_{2.5} standards. As shown in Table 3-3, the estimated daily construction-related emissions would exceed PCAPCD's thresholds of significance for construction-generated emissions of ROG, NO_x, and PM₁₀. PCAPCD has no threshold for PM_{2.5}, but emissions of PM_{2.5} would also be substantial. Therefore, the project's construction-related emissions could contribute to a violation of air quality standards, and could conflict with air quality planning efforts. In addition, PCAPCD requires compliance with basic best practices to control fugitive dust emissions during construction in Rules 202 and 228, whether or not construction-related emissions would exceed applicable thresholds.

Pages 4.8-30 through 4.8-34 of the 2006 RDEIR evaluated emissions from construction, and concluded that the impact of construction-related emissions would be significant for ROG, NO_x, CO, and PM₁₀ (which includes PM_{2.5}; a subset of PM₁₀). The impact would be mitigated through implementation of the RDEIR Mitigation Measure 4.8-1a-e and 4.8-2a-b, but not to a less-than-significant level. Mitigation Measure 4.8-1a-e includes feasible best practices for control of construction-related emissions, and applies to the approved Specific Plan. No additional mitigation is feasible. Construction emissions estimated using CalEEMod, as summarized in Table 3-3, are lower than those that were estimated in the prior environmental analysis. This is due to reductions in emission factors and changes to methodology internal to the model from the prior air quality model (i.e., the Urban Emissions Model [URBEMIS]). However, the construction-related emissions and associated impacts are within the scope of those evaluated previously in the 2006 RDEIR. No new or substantially more severe impacts would occur associated with changes to the methodology or reduced park acreage of the Specific Plan.

Long-Term Operation-Related Emissions

The operational emissions (i.e., area- and mobile-source emissions of ROG, NO_x, CO, PM₁₀, and PM_{2.5}) associated with implementation of the Specific Plan were estimated using CalEEMod, based on inputs from the specific plan (including reduced park acreage), RDEIR, and default model settings where project-specific information was not available. Area-source emissions would include landscaping activities, combustion of natural gas in fireplaces, and consumer products. Natural gas-related emissions associated with space and water heating is itemized under “Natural Gas”. Regional mobile-source emissions for the adopted Specific Plan were estimated based on default trip generation rates by land use type and trip lengths in CalEEMod for western Placer County. The project’s operational emissions are presented in Table 3-4.

Table 3-4 Summary of Project-Generated Operational Emissions					
Source	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Unmitigated Operational Emission [lb/day]					
Area Sources	1,424	13	1,164	19	19
Natural Gas	7	62	34	5	5
Mobile Sources	1,543	2,766	13,277	1,911	535
Total Operational Emissions	2,974	2,841	14,475	1,935	559
PCAPCD Operational Significance Thresholds	82	82	N/A	82	N/A
Mitigated Operational Emissions [lb/day]					
Area Sources	1,424	13	1,164	19	19
Natural Gas	7	57	31	5	5
Mobile Sources	1,543	2,766	13,277	1,911	535
Total Operational Emissions	2,974	2,836	14,472	1,935	559
PCAPCD Operational Significance Thresholds	82	82	N/A	82	N/A
Notes: CO = carbon monoxide; lb/day = pounds per day; NO _x = oxides of nitrogen; PCAPCD = Placer County Air Pollution Control District; PM ₁₀ = particulate matter with aerodynamic diameter less than 10 microns; PM _{2.5} = particulate matter with aerodynamic diameter less than 2.5 microns; ROG = reactive organic gases. Emissions were modeled for operational year 2035 as the earliest assumed year of full project buildout and operation. Bold text indicates an exceedance of PCAPCD’s threshold. Totals may not sum exactly due to rounding. See Appendix A for detailed model output and input assumptions. Source: Ascent Environmental 2014.					

As shown in Table 3-4, the unmitigated operational emissions associated with implementation of the Specific Plan would exceed the applicable PCAPCD-recommended thresholds of significance for ROG, NO_x, and PM₁₀. Mitigated operational emissions account for mitigation measures identified in Mitigation Measure 4.8-3 of the RDEIR, which include prohibiting wood-burning fireplaces and exceedance of Title 24 energy efficiency standards by 10 percent. Mitigated operational emissions from the entire specific plan would also exceed PCAPCD's thresholds of significance. The Specific Plan and Mitigation Measure 4.8-3 include strategies for reducing mobile-source emissions, including mixed land uses, and bicycle, pedestrian, and public transit infrastructure. The effect of these strategies on vehicle miles traveled (VMT) and associated mobile-source emissions could not be accounted for in the emissions modeling presented in Table 3-4.

The operational emissions associated with the adopted Specific Plan would still be expected to violate or contribute substantially to an existing air quality violation or conflict with air quality planning in the Sacramento Valley Air Basin. This impact was also found to be significant in the 2006 RDEIR in Impact 4.8-3. This impact is within the scope of the impact evaluated in the prior EIR. Mitigation Measure 4.8-3a-k would reduce this impact, but not to a less-than-significant level. Mitigation Measure 4.8-3a-k includes feasible best practices for reduction of operational emissions from land use-related sources, and no additional measures are recommended. No new or substantially more severe air quality impacts would occur from criteria air pollutants as a result of the revised emissions modeling conducted using CalEEMod compared to that evaluated in the RDEIR. The conclusions of the RDEIR remain valid and no further analysis is required.

- b. As discussed in (a), above, project construction and operation would result in exceedances of PCAPCD's significance criteria for ROG, NO_x, and PM₁₀ (82 lb/day), and would also result in substantial emissions of PM_{2.5}. In addition, all applicable mitigation measures were recommended in Mitigation Measures 4.8-1a-e and 4.8-3a-k, and would minimize construction- and operation-related emissions, respectively, but not to less-than-significant levels. For these reasons, project construction and operation could result in or substantially contribute to a violation of air quality standards related to ozone, PM₁₀, or PM_{2.5}.

In the 2006 RDEIR, construction- and operation-related air quality impacts were identified as significant and unavoidable. This analysis confirmed that construction- and operation-related ROG, NO_x, CO, PM₁₀, and PM_{2.5} impacts associated with the adopted Specific Plan are also considered significant under current methodology. This impact would be significant and unavoidable similar to the impact conclusion identified in the 2006 RDEIR. The conclusions of the RDEIR remain valid and no further analysis is required.

Intersections affected by the project were evaluated for changes in baseline traffic volume since the original analysis was conducted in 2006, and it was determined that intersection LOS at project-affected intersections would be the same or substantially similar (DKS 2012). No changes to the project would occur, thus, the CO analysis conducted at the time of the 2006 RDEIR is still valid. Page 4.8-40 - 41 of the 2006 RDEIR evaluated localized CO impacts associated with traffic congestion on the local roadway network (Table 4.8-9), which was found to be less than significant. This impact would be within the scope of the impact already evaluated in the RDEIR, and would also be less than significant. The conclusions of the RDEIR remain valid and no further analysis is required.

- c. Pages 4.8-44 – 45 of the 2006 RDEIR evaluated cumulative air quality impacts of the adopted Specific Plan. Cumulative impacts on air quality associated with the Specific Plan under current methodology would be similar and are within the scope of Impact 4.8-7. As discussed in a) above, the adopted Specific Plan would result in exceedances of PCAPCD's project-level significance criteria for ROG, NO_x, and PM₁₀ (82 lb/day) during project construction and operation, and would also result in substantial emissions of PM_{2.5}. The PCAPCD has established cumulative thresholds for ROG and NO_x (10 lb/day), which only applies to a project's operation. This threshold was established due to the County's location within the federal non-attainment zone for ozone. Projects exceeding the

District's cumulative threshold are considered cumulatively considerable and, therefore, significant. In addition, all applicable mitigation measures were recommended in Mitigation Measures 4.8-3a through k, and would minimize operation-related emissions, but not to less-than-significant levels. For these reasons, project operation could result in or substantially contribute to a violation of air quality standards related to ozone on a cumulative basis.

Mitigation Measures 4.8-3a through k were required to minimize the project's operation-related emissions. These mitigation measures include feasible best practices for reducing operation-related emissions. No additional mitigation is recommended. The adopted approved Specific Plan would involve substantial development, and would generate emissions that would be considered substantial in the region. This cumulative impact on air quality would remain significant and unavoidable. The conclusions of the RDEIR remain valid and no further analysis is required.

Impact 4.8-8 in the 2006 RDEIR evaluated cumulative air quality impacts associated with localized CO concentrations from traffic congestion at project buildout. This cumulative impact was found to be less than significant. The proposed amendment to the Specific Plan is within the scope of Impact 4.8-8, and cumulative air quality impacts for localized CO would also be less than significant. The conclusions of the RDEIR remain valid and no further analysis is required.

- d. The exposure of sensitive receptors to emissions of TACs from on-site sources during construction and operation of the proposed project are discussed separately below. Toxic air contaminants (TACs) were not previously discussed in the 2006 RDEIR. The Final EIR addressed comments on exposure to TACs in Responses to comments 15S and 15X, but did not provide an impact characterization.

Short-Term Construction-Related Emissions

Construction-related activities associated with the adopted Specific Plan would result in temporary diesel PM exhaust and PM_{2.5} emissions from off-road, heavy-duty diesel equipment used for soil excavation, site grading, building construction, and other related activities. The dose to which receptors are exposed to TACs is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the maximally exposed individual (MEI). Thus, the risks estimated for an MEI are higher if a fixed exposure occurs over a longer period of time. According to the State Office of Environmental Health Hazard Assessment, a health risk assessment, which determines the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure period. However, such assessments should be limited to the period/duration of activities (e.g., construction or operations) associated with the proposed project. The project would be constructed over a period of approximately 20 years, but the amount of time that construction activities would be concentrated in one area would be much less (on the order of one-to-five years). The use of heavy-duty, diesel-fueled construction equipment would occur intermittently throughout the construction period. Thus, the actual time project generating TAC sources would be within an influential distance (e.g., 500 feet) to sensitive receptors would be limited. In addition, TACs from construction-generated activities are typically not considered to be a concern unless the construction phase is the only phase of the project (e.g., building a new dam) or construction activities are intense in nature (e.g., excessive heavy-duty equipment working 24 hours per day for an extended period), which neither are the case for the proposed project.

In addition, in January 2001, EPA promulgated a Final Rule to make emission standards more stringent for model year 2007 heavy-duty diesel engines and all subsequent model years. These emission standards represent a 90% reduction in NO_x emissions, 72% reduction in non-methane hydrocarbon emissions, and 90% reduction in PM emissions in comparison to the 2004 model year emission standards. In December 2004, ARB adopted a fourth phase of emission standards (Tier 4) in the Clean Air Non-road Diesel Rule that would require new, non-road engines (e.g., construction, agriculture, mining equipment) to be equipped with similar advanced emissions-control technology as highway trucks and buses. As such, engine manufacturers are required to meet treatment-based

exhaust standards for NO_x and PM starting in 2011 that are more than 90% lower than current levels. This would put emission factors from off-road engines (e.g., construction, agricultural, and mining equipment) virtually on par with those from on-road, heavy-duty diesel engines.

Thus, it is not anticipated that exposure of off-site or on-site sensitive receptors to excessive TAC concentrations would result during construction of the Specific Plan because of the typical nature of construction activities and intermittency of activities in relation to sensitive receptors along with future reductions in emissions from legislative actions. This impact would be less than significant. In addition, implementation of Mitigation Measure 4.8-1 would also minimize exhaust emissions from diesel fueled equipment during construction. No new significant impacts would occur.

Long-Term Operation-Related TAC Emissions

Operations under the Specific Plan would involve commercial land uses that could include diesel-fueled back-up generators, which could be long-term sources of TACs. Diesel-fueled back-up generators would be required to obtain permits from PCAPCD. PCAPCD's permit process would assure that these sources would be equipped with the required emission controls, and that individually, these sources would not cause a significant environmental impact. However, these emissions would be considered additive to the mobile-source emissions described below. Because of the nature of their use, all back-up generators would only be operated periodically for maintenance and testing purposes, or in emergency situations, and therefore would not generate a continuous or considerable source of TAC emissions.

Page 4.8-42 – 43 of the RDEIR notes that the increase in treatment capacity at off-site wastewater treatment plants needed to serve the project could result in an increase in TAC emissions from these facilities. This impact was characterized as potentially significant. Mitigation Measure 4.8-6a would require the affected wastewater treatment plants to obtain permits from the applicable air district for addition or operation of new facilities. This would be required regardless of Mitigation Measure 4.8-6a. This impact (exposure of sensitive receptors to TACs associated with operation of off-site wastewater treatment infrastructure) was determined to be significant and unavoidable. The conclusions of the EIR remain valid and no further analysis is required.

Implementation of the proposed project would cause a net increase in mobile-source emissions. It is expected that the increase in vehicle trips would include trips by diesel-fueled trucks to and from the specific plan area. ARB connects health risks with siting residences within 500 feet of a high-volume roadway (i.e., freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day), or within screening level distances of land use types that attract large volumes of diesel truck traffic or accommodate stationary sources of TACs (e.g., distribution center, railyard, refinery, dry cleaners, gasoline dispensing facilities) (ARB 2005:4). The project would not involve industrial land uses that would accommodate facilities such as distribution centers or major stationary sources of emissions, and there are no freeways within the Plan area. The Specific Plan also includes policies on land use compatibility (Policy 3.28, 3.29, 4.40). Further, in a response to comment prepared for the FEIR, the County addressed the need for the project to comply with ARB's Land Use Compatibility Handbook related to siting sensitive receptors near commercial areas, acknowledging that potentially significant impacts associated with TACs could be mitigated to a less-than-significant level. No changes involving the siting of new sensitive land uses in proximity to TAC sources are proposed by the amendment, and thus, the conclusions of the RDEIR remain valid and no further analysis is required.

- e. Exposure of members of the public to excessive odors was evaluated in Impacts 4.8-5 and 4.8-6 of the 2006 RDEIR. Impact 4.8-5 was potentially significant associated with exposure to odors from the proposed sewer lift station. Mitigation Measure 4.8-5 would require the County to provide written notice in recorded Covenants, Codes, and Restrictions of residents within 500 feet of the proposed station regarding potential for odors. This mitigation measure was determined to reduce this impact

to a less-than-significant level. The conclusions of the RDEIR remain valid and no further analysis is required.

Impact 4.8-6 evaluated potential for increase in odors due to the increase in capacity at existing wastewater treatment plants necessary to serve the proposed project and proposed sewer lift stations. This impact was potentially significant. Mitigation Measure 4.8-6b would require odor control systems at wastewater treatment facilities. This impact would remain significant and unavoidable. Mitigation Measure 4.8-6c (duplicative of Mitigation Measure 4.8-5) requires notification of residents within 500 feet of proposed lift stations to potential odor sources. This mitigation measure was determined to reduce this impact to a less-than-significant level. The conclusions of the RDEIR remain valid and no further analysis is required.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis of the Specific Plan and would continue to remain applicable if the proposed amendment were adopted.

- ▲ Mitigation Measure 4.8-1a through 4.8-1e: Construction-related air quality impacts.
- ▲ Mitigation Measure 4.8-3a through 4.8-3k: Operation-related air quality impacts.
- ▲ Mitigation Measure 4.8-5: On-site odor exposure impacts.
- ▲ Mitigation Measure 4.8-6: Off-site odor and air quality impacts.

CONCLUSION

Changed circumstances based on new information and new emissions estimation methods would not result in new or substantially more severe significant impact conclusions related to air quality. Nor would the proposed project changes lead to new or substantially more severe significant impacts. Air quality impacts from criteria air pollutant and precursor emissions during construction and operation (specifically, ROG, NO_x, CO, PM₁₀, and PM_{2.5}) would still be significant and unavoidable, as identified in the RDEIR. All other air quality impacts would likewise be within the scope of the previous environmental analyses, and no new residual significant impacts would occur.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR, Addendum	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
4. Biological Resources. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	RDEIR pp. 4.4-94 to 4.4-172; Impacts 4.4-1, 4.4-2, 4.4-3, 4.4-4, 4.4-5, 4.4-6, 4.4-7, 4.4-8, 4.4-9, 4.4-13, 4.4-14, 4.4-15, 4.4-16, 4.4-17, 4.4-18, 4.4-19, 4.4-20, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-28, 4.4-29, 4.4-30, 4.4-34, 4.4-37, 4.4-38, 4.4-39, 4.4-42, 4.4-43, 4.4-44, 4.4-45, 4.4-46, 4.4-51, 4.4-55, 4.4-56; Addendum Exhibit A (replacing text on RDEIR pages 4.4-90 to top of p. 4.4-130);	NO	YES	YES
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	RDEIR pp. 4.4-108 to 4.4-135; Impacts 4.4-10, 4.4-12, 4.4-25, 4.4-27, 4.4-31, 4.4-32, 4.4-33, 4.4-35, 4.4-36; Addendum Exhibit A (replacing text on RDEIR pages 4.4-90 to top of p. 4.4-130);	NO	NO	YES
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	pp. RDEIR pp. 4.4-110 to 4.4-111 and 4.4-124 to 4.4-125; Impacts 4.4-11 and 4.4-26; Addendum Exhibit A (replacing text RDEIR pages 4.4-90 to top of p. 4.4-130)	NO	NO	YES
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	RDEIR p. 4.4-94 to 4.4-95 Discussed under loss of open space – see Impact 4.4-1; Addendum Exhibit A (replacing text RDEIR pages 4.4-90 to top of p. 4.4-130)	NO	NO	YES
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	RDEIR pp. 4.4-108 to 4.4-110 and 4.4-123 to 4.4-124; Impacts 4.4-10, 4.4-25	NO	NO	YES
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	RDEIR pp. 4.4-73 through 4.4-75 and 4.4-90 through 4.4-94; Impact not analyzed; Addendum Exhibit A (replacing text RDEIR pages 4.4-90 to top of p. 4.4-130)	NO	NO	N/A

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR, Addendum	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
4. Biological Resources. Would the project:				
g. Have the potential to cause a commercial and/or recreational fishery to drop below self-sustaining levels?	REDEIR pp. 4.4-137 to 4.4-173; Impacts 4.4-40, 4.4-41, 4.4-47, 4.4-48, 4.4-49, 4.4-50, 4.4-52, 4.4-53, 4.4-54, 4.4-57, 4.4-58; Addendum Exhibit A (replacing text RDEIR pages 4.4-90 to top of p. 4.4-130)	NO	NO	N/A

DISCUSSION

This topic is found in Section 4.4.of the RDEIR, under Biological Resources. The regional and local setting information is described in Section 4.4.2 of the RDEIR. Because the site has not been developed, no substantial changes have occurred to the setting conditions since approval of the Specific Plan in 2007.

As previously described on September 11, 2012, pursuant to the terms of settlement in the litigation on the project, the Board of Supervisors adopted an addendum to the certified PVSP FEIR and amended by Resolution No. 2012-211, the PVSP Mitigation Monitoring Reporting Program (MMRP). These modifications revised the “Open Space, Agricultural Land and Biological Resource Mitigation Strategy” section of the Revised Draft EIR and the corresponding mitigation measures. The modifications were structured to make them more closely resemble the biological strategy in the then-current draft of the Placer County Conservation Plan (PCCP) (presented to the Board of Supervisors on January 25, 2011). The proposed PCCP is a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. County staff had determined, and the Board agreed, that an addendum to the certified PVSP FEIR was the appropriate document under CEQA for the request to modify the PVSP MMRP as the modifications were determined to increase the overall mitigation for open space, agricultural land and biological resources by 35% while shifting the focus to conservation of ecosystems that provide habitat for multiple species. (See Addendum, September 11, 2012). Revised Mitigation Measures in the following discussion are in reference to mitigation measures contained in the Revised MMRP (Exhibit B of the Addendum to the Certified EIR, Board Resolution 2012-211)

- a. The certified EIR evaluated potential impacts to special-status plant and animal species (RDEIR Impacts 4.4-1, 4.4-2, 4.4-3, 4.4-4, 4.4-5, 4.4-6, 4.4-7, 4.4-8, 4.4-9, 4.4-13, 4.4-14, 4.4-15, 4.4-16, 4.4-17, 4.4-18, 4.4-19, 4.4-20, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-28, 4.4-29, 4.4-30, 4.4-34, 4.4-37, 4.4-38, 4.4-39, 4.4-42, 4.4-43, 4.4-44, 4.4-45, 4.4-46, 4.4-51, 4.4-55, and 4.4-56). The discussion considered 28 special-status animal, two special-status fish, and 28 special-status plant species with potential to occur in the Specific Plan area, the Specific Plan Vicinity, or Off-site Infrastructure Areas, based on the presence of suitable habitat for those species. The discussion also considers 16 special-status animal, six special-status fish, and 24 special-status plant species that could be directly or indirectly affected by implementation of the adopted Specific Plan surface water supply project.

The certified EIR concludes that 3,520 acres of open space (i.e., agricultural land, wetlands, and riparian habitat) are estimated to be removed within the Specific Plan area (RDEIR Impact 4.4-1) under the adopted Specific Plan. The proposed amendment to the Specific Plan and draft finance

plan modifications would reduce the acreage of natural open space retained from that of the adopted Specific Plan by 11 acres.

The certified EIR (RDEIR p .4.-95) notes that “Even though a portion of the project will be retained in open space (particularly drainage and riparian areas), urbanization of the area will fragment the large mosaic of habitats that occur on-site and in the surrounding area. This fragmentation could affect the range of some species, and reduce the value of preserved habitat...” Therefore, retention of natural open space within the Specific Plan area would not provide significant viable habitat for special status plant and animal species. The further reduction of open space (paseo) by 11 acres would not be a substantial increase in the severity of this impact. Mitigation for loss of natural open space would be required according the Revised Mitigation Measure 4.4-1, including mitigation ratios and mitigation land criteria required by Revised Mitigation Measure 4.4-1c.

The conclusion regarding the impact to open space and habitat for special-status species would remain the same; these impacts are considered significant and unavoidable, with implementation of Revised Mitigation Measures 4.4-1 (Revised MMRP p. 1-9). The conclusions of the certified EIR remain valid and no further analysis is required.

Implementation of the proposed amendment of the Specific Plan would potentially result in removal of additional nesting and foraging habitat in agricultural and non-native grassland for Swainson’s hawk (refer to addendum to the certified PVSP FEIR, September 11, 2012). Implementation of Revised Mitigation Measure 4.4-6 would reduce the impact to nests to less than significant; however, as described in Attachment 1 of the Addendum to the PVSP certified Environmental Impact Report; the conclusion regarding significance of environmental impacts would remain the same as noted in the certified EIR. This conclusion noted that loss of foraging habitat would be significant and unavoidable even after implementation of mitigation (see Revised Mitigation Measure 4.4-6. The proposed modification of the Specific Plan, resulting in an additional loss of natural open space, would potentially increase the severity of this impact. However, implementation of Revised Mitigation Measure 4.4-1a-d, requires conservation of land cover at a specific ratio (1:1.35), and provides mitigation land criteria. The conclusions of the certified EIR remain valid and no further analysis is required.

The certified EIR concludes that the loss and degradation to vernal pool habitat and vernal pool invertebrates would remain significant and unavoidable under the adopted Specific Plan, even after implementation of mitigation measures (see Revised Mitigation Measure 4.4-2, Implement Revised Mitigation Measure 4.4-1) is implemented). For the reason described above, the proposed amendment to the Specific Plan would not alter this conclusion, nor substantially increase the severity of this impact. The conclusions of the certified EIR remain valid and no further analysis is required.

The analysis of the Specific Plan also addressed direct and indirect construction related impacts to special-status species potentially occurring in the Specific Plan area (). Construction activities could remove habitat for valley elderberry longhorn beetle, western pond turtle, burrowing owl (Impact 4.4-5), non-raptor special status bird species, nesting raptors, various species of bats, and loggerhead shrike. The analysis of the Specific Plan concludes that impacts to these species would be potentially significant. However, under the, Specific Plan, implementation of Revised Mitigation Measures 4.4-1, 4.4-3 through 4.4-5, 4.4-7 through 4.4-9, and 4.4-13 would reduce these impacts to a level that is less than significant (addendum to the Certified EIR, September 11, 2012.). The proposed amendment to the Specific Plan would not alter this conclusion, nor substantially increase the severity of this impact. The conclusions of the certified EIR remain valid and no further analysis is required.

The certified EIR notes that the installation and maintenance of infrastructure within off-site infrastructure areas, under the Specific Plan, would have the potential to result in direct and indirect impacts to special-status plant species potentially occurring there (RDEIR Impact 4.4-15). The

discussion concludes that impacts from off-site infrastructure on special-status plant species, even with the implementation of Mitigation Measure 4.4-15, would remain significant and unavoidable (RDEIR, p. 4.4-114 through 116). The proposed amendment to the Specific Plan would not alter plans for construction and maintenance of infrastructure in off-site areas. Therefore, conclusions of the RDEIR remain valid and no further analysis is required.

The certified EIR concludes that, under the Specific Plan, impacts to special-status species associated with the surface water supply (Impacts 4.4-34, 4.4-37 through 4.4-39, 4.4-42 through 4.4-46, 4.4-51, 4.4-55, and 4.4-56) would remain less than significant ((RDEIR, pp. 4.4-132 through 172). Implementation of the amendment to the Specific Plan would not alter impacts associated with surface water supply. Therefore, the conclusions of the certified EIR remain valid and no further analysis is required.

Changes to the Regulatory Status and Sensitivity of Some Biological Resources

The current status designations for plant and animal species in the region have changed for several species since the certification of the FEIR (both additions to and removals from listed status compared to the 2007 Specific Plan FEIR). Despite the regulatory status and sensitivity changes to several species included in the FEIR, , the conclusions and mitigation measures remain valid and no new significant impacts or substantially more severe impacts are expected.

The Southern distinct population segment (DPS) of green sturgeon (*Acipenser medirostris*) was listed as threatened under the ESA by NMFS on April 7, 2006 (with an effective date of June 6, 2006) (71 FR 17757) and is known to use the Sacramento River. Green sturgeon was not specifically addressed in the species-specific impact assessment contained in the FEIR analysis of surface water supply impacts to special-status species. However, the species selected for species-specific assessments included in the FEIR are those sensitive to changes in both river flow and water temperature throughout the year; therefore, the evaluation to those species reasonably encompasses the range of effects to green sturgeon by the Specific Plan surface water supply. The conclusions of the FEIR regarding impacts of the on Sacramento River fish species (Impacts 4.4-42 through 4.4-46, RDEIR p. 4.4-140 through 159) adequately cover impacts to green sturgeon. Impacts were determined to be less than significant and no mitigation required under the adopted Specific Plan. Implementation of the amendment to the Specific Plan would not alter impacts associated with surface water supply. Therefore, the conclusions of the RDEIR remain valid and no further analysis is required.

California tiger salamander (*Ambystoma californiense*) was listed as threatened under the ESA by USFWS on August 4, 2004 (with an effective date of September 3, 2004) (50 CFR 47212) and listed as threatened under CESA on August 2, 2010 (with an effective date of August 19, 2010). At the time the FEIR was written, California tiger salamander was a candidate to become a listed species and a California species of special concern. The FEIR determined the potential for California tiger salamander to occur in the Specific Plan Area to be unlikely due to the disturbed and degraded condition of the habitats. Although its regulatory status has changed, the conclusions of the 2007 FEIR remain valid and no new significant impacts or substantially more severe impacts to California tiger salamander are expected.

New Site-Specific Biological Data Collected After the 2007 FEIR was Certified

Based on an updated CNDDDB database search from May 2012, one new species – purple martin (*Progne subis*) - has been reported within five miles of the Specific Plan and off-site infrastructure area. Purple martin is a species of concern in California. Until the 1960s and 1970s purple martins occurred locally in greatest abundance in coastal portions of northwestern California and occurred though much of the northern Central Valley, where they nested in riparian habitats and in urban buildings. However, following the arrival and increase of the European starling, they were extirpated in this region except in the city of Sacramento, where they have persisted by nesting in hollow-box bridges (Shuford and Gardali 2008 pp. 294 – 295). CNDDDB records indicate the occurrences

nearest the project site occur in weep holes of highway bridges. There are currently no such habitat conditions present on the project site. Therefore, no new significant impact as a result of the proposed specific plan amendment is identified with respect to the purple martin (CDFW 2014).

- b.** The conclusions of the 2007 FEIR regarding impacts on riparian habitats and oak woodland apply to the proposed Specific Plan amendment, which would not substantially alter the disturbance footprint of the project. The RDEIR Impacts 4.4-10, 4.4-12, 4.4-25, 4.4-27, 4.4-31 through 4.4-33, 4.4-35, and 4.4-36 address development, construction, and surface water supply impacts to riparian habitat and oak woodlands.

The RDEIR concludes that the impact to riparian habitat from development (Impact 4.4-12) would be reduced to a less-than-significant level with mitigation (Mitigation Measures 4.4-12a and 4.4-12b, as revised by the September 2012 Addendum to the Final EIR). Under the proposed Specific Plan amendment, impacts to riparian habitat from surface water supply (Impact 4.4-31 through 4.4-33, 4.4-35, and 4.4-36) would remain less than significant, essentially the same as that evaluated in the RDEIR, pp. 4.4-130 through 4.4-135. Loss of riparian habitat within the off-site infrastructure would be the same as was described in the RDEIR (significant and unavoidable) even after implementation of Revised Mitigation Measure 4.4-27 (Addendum pp. 36-37). The conclusions of the RDEIR remain valid and no further analysis is required.

Stands of blue oak woodland are present within the Specific Plan area. In general, oak woodlands are not considered or tracked as a sensitive habitat by CDFW's California Natural Diversity Database. However, oak woodlands are considered sensitive and receive protection in several local jurisdictions (e.g., counties, cities) in California due to their high biological, heritage, and aesthetic value, and threats to oak woodlands statewide from development and sudden oak disease. The FEIR analyzed impacts to oak trees (Impact 4.4-10 and 4.4-25) and concludes the loss of individual oak trees to be significant and unavoidable, even after mitigation (Mitigation Measures 4.4-10a, 4.4-10b, and 4.4-25, as revised by the September 2012 Addendum to the Final EIR [Addendum pp. 29-30 and p. 36]). The conclusions of the certified 2007 FEIR and 2012 Addendum remain valid for the proposed amendment to the Specific Plan and no further analysis is required.

Wetland habitats are included in the wetland resources addressed in checklist item "c," below.

- c.** Development within the Plan area and installation and maintenance of infrastructure within the off-site infrastructure areas would involve filling of vernal pool habitat (as discussed under checklist item "a"), other wetlands, intermittent drainages, seasonal wetlands, and seasonal marshes. Jurisdictional wetlands and Waters of the U.S. are protected by the U.S. Army Corps of Engineers under the Clean Water Act. The 2007 FEIR analyzed impacts to jurisdictional wetlands and other jurisdictional waters of the U.S. (Impacts 4.4-11 and 4.4-26), concluding that loss of jurisdictional wetlands under the Specific Plan would be significant and unavoidable, even after mitigation (Revised Mitigation Measures 4.4-11a, 4.4-11b, and 4.4-26) (as revised in the 2012 Addendum p. 36). The conclusions of the certified 2007 FEIR and 2012 Addendum remain valid for the proposed amendment to the Specific Plan and no new or substantially more severe significant impacts to federally protected wetlands are expected.
- d.** Related to this checklist item, the FEIR addressed loss of open space (Impact 4.4-1) and its potential use by wildlife species to move from one habitat to another. The FEIR concludes that the loss of open space under the Plan would "fragment the large mosaic of habitats that occur on-site and in the surrounding area" and would remain significant and unavoidable, even after implementation of Revised Mitigation Measure 4.4-1a through 4.4-1d (as revised in the Addendum pp. 15-25). These conclusions apply to the proposed Specific Plan amendment, which would not substantially alter the disturbance footprint of the project. No new or substantially more severe significant impacts related to this checklist item are expected, and no new mitigation would be required. The conclusions of certified 2007 FEIR and 2012 Addendum remain valid and no further analysis is required.

- e. The conclusions of the 2007 FEIR regarding conflicts of the Specific Plan with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, are applicable to the proposed amendment to the Specific Plan. The RDEIR Impacts 4.4-10 and 4.4-25 (RDEIR pp. 4.4-108 to 4.4-109 and 4.4-123 to 4.4-124) address impacts to oak trees and woodlands from development and installation and maintenance of infrastructure within off-site infrastructure areas. The FEIR concludes that the loss of individual oak trees under the Plan would remain significant and unavoidable, even after mitigation (Revised Mitigation Measures 4.4-10a, 4.4-10b, and 4.4-25 as revised in the Addendum pp. 29-30 and p. 36). No new or substantially more severe significant impacts related to tree removal are expected and no additional analysis is required.
- f. As described in the Introduction to this Checklist, Placer County has prepared the Draft Placer County Conservation Plan (PCCP), a Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP) as described in the RDEIR Biological Resources setting (see pages 4.4-73 through 4.4-75 and 4.4-90 through 4.4-94 of the RDEIR, Volume I, Placer Vineyards Specific Plan). The PCCP has not been adopted by the Placer County Board of Supervisors. As proposed, the PCCP would include the County Aquatic Resources Program (CARP) to issue permits related to the Federal Clean Water Act and the California Fish and Game Code. The CARP component would distinguish the Plan as a nationally unique model of natural resource management. In proposing this streamlined process, both costs and uncertainties would be reduced substantially, thus ensuring a more efficient use of public dollars. Furthermore, the proposed PCCP is a landscape-level plan so that each project would be issued permits based on how it contributes to the County's natural, social, and economic health now and in the future (Placer County 2014b).

The open space and biological resource mitigation and management strategy for the Placer Vineyards Specific Plan (reflected in Revised Mitigation Measure 4.4-1, Addendum pp. 15-25) was designed to satisfy the eventual requirements of the PCCP. Revised Mitigation Measure 4.4-1 includes specific standards for the amount of preservation or restoration that must occur for each acre of habitat that would be lost to Specific Plan development. These requirements would apply to the proposed amendment to the Specific Plan. Because the PCCP is still in draft form there are no new circumstances associated with it that would result in new impacts. No other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan occurs within the Placer Vineyards Specific Plan area. The conclusions of the certified 2007 FEIR and 2012 Addendum remain valid and no further analysis is required.

- g. The conclusions of the certified 2007 FEIR regarding impacts of the Specific Plan on commercial and/or recreational fisheries (Impacts 4.4-40, 4.4-41, 4.4-47 through 4.4-50, 4.4-52 through 4.4-54, 4.4-57, and 4.4-58 in the RDEIR) remain valid. Special-status fish species are addressed in checklist item "a," above. The RDEIR analyzed potential impacts to American shad, striped bass, Delta fish populations, the Nimbus Fish Hatchery, and other coldwater and warmwater fisheries) resulting from changes in river flows and water temperatures, concluding that the adopted Specific Plan would result in a less than significant impact, requiring no mitigation. Under the proposed amendment to the Specific Plan, the water supply requirements would not change from those described for the adopted Specific Plan. Therefore, these impacts would remain the same because the water supply evaluated would remain the same (RDEIR, p.4.4-30 through .4.-58). No new or substantially more severe significant impacts related to commercial and/or recreational fisheries are expected. The conclusions of the RDEIR remain valid and no further analysis is required.

Mitigation Measures

The 2007 FEIR included the mitigation measures that were referenced in the RDEIR analysis of the Specific Plan. These mitigation measures were subsequently replaced or revised by Placer County Board of Supervisors Resolution 2012-211 dated September 11, 2012, which replaced the original Biological Resource mitigation measures with a new suite of updated measures intended to more accurately reflect the likely policy direction in the upcoming Placer County Conservation Plan (PCCP). Notations in the following list identify those

measures that were completely replaced or revised; in some cases an option was added that would allow the applicants the alternative of participating in the PCCP to mitigate affected resources impacts covered in the PCCP in the event that it is approved before implementation of the project.

- ▲ Revised (Replaced) Mitigation Measure 4.4-1a through 4.4-1d: Open space, agricultural land and habitat land conservation.
- ▲ Revised (Replaced) Mitigation Measure 4.4-2: Vernal pool protection- Implement Mitigation Measure 4.4-1 As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-3: VELB protection. Revised September 2012. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-4: Western pond turtle protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-5: Burrowing owl protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised (Replaced) Mitigation Measure 4.4-6: Swainson's hawk foraging and nesting habitat protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-7: Tri-colored blackbird protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-8: Nesting raptor protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-9: Bat roost protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised (Replaced) Mitigation Measure 4.4-10a. Oak tree protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-10b: Tree protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-11a Jurisdictional wetlands. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-11b: Wetland protection. Non Vernal pool wetlands. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.

- ▲ Revised Mitigation Measure 4.4-12a Streambed protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised (Replaced) Mitigation Measure 4.4-12b: Riparian habitat protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-13: Loggerhead shrike nesting and foraging habitat protection. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-15: Special status plant species protection – off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-16: Listed vernal pool invertebrate protection - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-17: VELB protection - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-18: –Implement Mitigation Measure 4.4-4 Western pond turtle protection as an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-19: Burrowing owl protection - infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-21: Non-raptor special status bird species - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-22: Nesting raptor protection - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-23: California horned lizard – off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-24: Roosting bat protection - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-25: Oak tree removal - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.

- ▲ Revised Mitigation Measure 4.4-26: Wetlands protection - off-site infrastructure construction and maintenance. Revised September 2012. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-27: Riparian habitat and drainages protection - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-28: Giant garter snake - off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-29: Loggerhead shrike protection – off-site infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.
- ▲ Revised Mitigation Measure 4.4-30b: Special status fish species in Dry Creek - infrastructure construction and maintenance. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.

CONCLUSION

As noted previously, on September 11, 2012, pursuant to the terms of settlement in the litigation on the project, the Board of Supervisors adopted an addendum to the certified PVSP FEIR and amended by Resolution No. 2012-211, the PVSP Mitigation Monitoring Reporting Program (MMRP). These modifications revised the “Open Space, Agricultural Land and Biological Resource Mitigation Strategy” section of the Revised Draft EIR and the corresponding mitigation measures. As applied to the proposed amendment to the Specific Plan these changes would not result in any new significant environmental effects or any substantial increase in the severity of any previously identified significant effects associated with the Specific Plan. No new circumstances were identified that would require preparation of a supplemental EIR.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
5. Cultural Resources. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	RDEIR pp.4.6-74 to 4.6-84; Impacts 4.6-1, 4.6-2, 4.6-4, 4.6-5, 4.6-6, 4.6-7, 4.6-8, 4.6-10, 4.6-13, 4.14-14, 4.6-15,4.6-16, 4.6-17, 4.6-18	NO	NO	YES
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	RDEIR pp. 4.6-74 to 4.6-84; Impacts 4.6-1, 4.6-2, 4.6-5, 4.6-6, 4.6-8, 4.6-9, 4.6-11, 4.6-12, 4.6-13, 4.14-14, 4.6-15, 4.6-16, 4.6-17, 4.6-18	NO	NO	YES
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	RDEIR p.4.6-76 to 4.6-77; Impact 4.6-3	NO	NO	YES
d. Disturb any human remains, including those interred outside the formal cemeteries?	RDEIR pp. 4.6-74 to 4.6-82; Impacts 4.6-2, 4.6-6, 4.6-8, 4.6-14	NO	NO	YES

DISCUSSION

The regional and local settings described in Section 4.6.2 of the RDEIR have not substantially changed since the certification of the 2007 FEIR.

a, b. Because the proposed amendment to the Specific Plan would result in the same impacts from ground disturbance as the adopted Specific Plan, the conclusions reached in the RDEIR regarding impacts on cultural resources would not be altered. Impacts under the adopted Specific Plan to known historical or unique archaeological resources within the Specific Plan area are described in Impact 4.6-1. The RDEIR concludes that impacts to historical resources would be potentially significant. Implementation of Mitigation Measure 4.6-1 would reduce this impact to unique historical or archaeological sites to a less-than-significant level. However, the measure would not reduce the impact to historical resources to a less-than-significant level; therefore, the impact would remain significant and unavoidable. Potential impacts to previously unknown cultural resources are addressed in the RDEIR discussion under Impact 4.6-2, which concludes that the potential for encountering unknown cultural resources could result in significant impacts. Implementation of Mitigation Measures 4.6-2a-h would reduce this impact to unique archaeological sites to a less-than-significant level. However, the measure would not reduce the impact to historical resources to a less-than-significant level; therefore, the impact would remain significant and unavoidable.

There are no new circumstances resulting in new impacts or new information requiring new analysis related to the disturbance of cultural resources. The conclusions regarding impacts to cultural resources contained in the certified 2007 FEIR remain valid and no new analysis is required.

- c. Because the development of the project under the proposed amendment to the Specific Plan would result in the same footprint for ground disturbance as the adopted Specific Plan, the impact conclusions remain unchanged. As described in the RDEIR under Impact 4.6-3, there is a potential for disturbance of paleontological resources to occur during ground disturbing activities in the Specific Plan area. However, implementation of Mitigation Measures 4.6-3a and 4.6-3b would reduce this impact to a level that is less than significant. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the disturbance of paleontological resources. The conclusions regarding impacts to cultural resources contained in the 2007 EIR remain valid and no new analysis is required.
- d. Because the proposed amendment to the Specific Plan would have the same footprint for ground disturbance as the adopted Specific Plan, it would result in the same potential for discovery of previously unidentified cultural resources, including human remains. Therefore, the impact conclusions remain unchanged. The RDEIR addresses discovery of human remains in Impact 4.6-2, which also addresses potential discovery of cultural resources other than those described elsewhere, including buried structures and other artifacts. Implementation of Mitigation Measures 4.6-2a and 4.6-2h would reduce these impacts to a less-than-significant level (RDEIR Pages 4.6-75). There are no new circumstances resulting in new impacts or new information requiring new analyses related to the disturbance of paleontological resources. The conclusions regarding impacts to cultural resources contained in the 2007 EIR remain valid and no new environmental analysis is required.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis of the adopted Specific Plan and would continue to remain valid.

- ▲ Mitigation Measure 4.6-1: Known archaeological sites.
- ▲ Mitigation Measure 4.6-2a-h: Unknown archaeological sites.
- ▲ Mitigation Measure 4.6-3: Alteration of unknown paleontological resources.
- ▲ Mitigation Measure 4.6-5: Historic resource “Eagle Inn.”
- ▲ Mitigation Measure 4.6-6: Watt Ave widening; two archaeological sites and historic cemetery.
- ▲ Mitigation Measure 4.6-7: Two historic sites and one historic district.
- ▲ Mitigation Measure 4.6-8: Three archaeological sites and one historic cemetery.
- ▲ Mitigation Measure 4.6-9: Four archaeological sites.
- ▲ Mitigation Measure 4.6-10: Two historic sites.
- ▲ Mitigation Measure 4.6-11: Archaeological sites.
- ▲ Mitigation Measure 4.6-12: Two archaeological sites.
- ▲ Mitigation Measure 4.6-13: Previously undiscovered cultural resources.
- ▲ Mitigation Measure 4.6-14: Undiscovered cultural resources.
- ▲ Mitigation Measure 4.6-15: Off-site undiscovered cultural resources.

CONCLUSION

No new circumstances have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the certified 2007 FEIR remain valid and implementation of the proposed amendment would not result in any new significant impacts to cultural resources.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
6. Geology and Soils. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 	RDEIR p. 4.5-13 RDEIR Impacts 4.5-2, 4.5-3	NO	NO	N/A
b. Result in substantial soil erosion or the loss of topsoil?	RDEIR pp. 4.5-13 to 4.5-18 RDEIR Impact 4.5-4, 4.5-5	NO	NO	YES
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in: on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	RDEIR pp. 4.5-13 to 4.5-16; RDEIR Impact 4.5-4	NO	NO	YES
d. Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	RDEIR pp. 4.5-11 to 4.5-13: RDEIR Impact 4.5-1	NO	NO	YES
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	N/A	N/A	N/A	N/A

DISCUSSION

The regional and local settings remain the same as stated in the RDEIR (Section 4.5.2). The proposed amendment to the Specific Plan would not change the land development pattern, types of construction, and construction materials in the Specific Plan area and would result in substantially the same footprint of ground disturbance as was evaluated under the adopted Specific Plan.

- a. The RDEIR provides analysis of the potential for ground shaking to occur that could damage structures during strong earthquakes generated along faults in the region (Impact 4.5-2). The impact is considered less than significant, and no mitigation is required. There would be no impact from surface ground rupture (Impact 4.5-3). For the reasons described above, the conclusions regarding these potential impacts would be the same with the proposed amendment of the Specific Plan. There are no new circumstances resulting in new impacts or new information requiring new analyses related to seismic hazards. The conclusions regarding impacts due to exposure to seismic hazards contained in the certified 2007 FEIR remain valid and no further analysis is required.

- b, c.** The RDEIR analysis (p. 4.5-13) addresses the potential for construction activities to create ground disturbance (topographic alteration) resulting in ground instability and erosion (Impact 4.5-4). There is a moderate potential for this to occur within the Specific Plan area and the impact would be potentially significant. Implementation of Mitigation Measures 4.5-4a-f would reduce these impacts to a level that is less than significant. For the reasons described above, the conclusions regarding these potential impacts would be the same with the proposed amendment of the Specific Plan. The conclusions of the certified 2007 FEIR remain valid and no further analysis is required.

The RDEIR analysis addresses the potential for construction activities related to off-site infrastructure resulting in ground disturbance (topographic alteration) to result in ground instability and soil erosion (Impact 4.5-5). Impacts related to ground disturbance that could result from trench/pipeline construction within the off-site utility corridors, roadway widening, or expansion of wastewater treatment plant-related facilities are similar to those for proposed utility improvements and construction within the Specific Plan area. Those impacts include earthwork/grading or topographic alteration, and soil erosion, which are addressed under Impact 4.5-4 and Mitigation Measures 4.5-4a-f. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the potential for soil erosion or ground instability. The conclusions regarding impacts due to soil erosion and ground instability contained in the certified 2007 FEIR remain valid and no further analysis is required.

- d.** The RDEIR analysis addresses the potential for construction on soils with low strength, high shrink-swell potential and corrosive characteristics to result in damage to structures, foundations, and roadways (Impact 4.5-1). This impact is considered potentially significant. Implementation of Mitigation Measure 4.5-1a and 4.5-1b would reduce these impacts to a level that is less than significant. For the reason described above, the conclusions regarding these potential impacts would be the same with the proposed amendment of the Specific Plan. There are no new circumstances resulting in new impacts or new information requiring new analyses related to the potential for soil conditions. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and no further analysis is required.
- e.** This topic is not applicable to the project because the new development would be connected to a municipal sewer system.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis and would remain valid if the amendment to the Specific Plan were to be adopted.

- ▲ Mitigation Measure 4.5-1a-b: Construction on soils with low strength, high shrink-swell potential, and corrosive characteristics.
- ▲ Mitigation Measure 4.5-4a-f: Construction activities resulting in ground disturbance (topographic alteration).

CONCLUSION

No new circumstances have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the certified 2007 FEIR remain valid and implementation of the proposed amendment to the Specific Plan would not result in any new significant impacts associated with seismic hazards, soil instability, and soil erosion.

Environmental Issue Area	Where Impact Was Analyzed in Prior EIR.	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents' Mitigations Address/Resolve Impacts?
7. Greenhouse Gas Emissions. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2007 Second Partially Recirculated RDEIR; page 4.13-13 - 18	NO	YES	YES
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	NO	YES	YES

DISCUSSION

The 2007 Second Partially Recirculated Revised Draft EIR (SPRRDEIR) evaluated greenhouse gas (GHG) emissions and associated climate change impacts of the adopted Specific Plan in Section 4.13. The methods of analysis for GHG estimation have evolved since 2007, with the availability of the California Emissions Estimator Model (CalEEMod). CalEEMod, a widely-recognized modeling tool for estimating GHG emissions for development projects in California, is recommended by the Placer County Air Pollution Control District (PCAPCD). However, the new model does not constitute “new information” as defined in CEQA Guidelines Section 15162.

The regulatory environment has also changed since the time of the Second Partially Recirculated RDEIR in 2007. Senate Bill (SB) 97 directed the California Natural Resources Agency to amend the State CEQA Guidelines to address a project’s GHG emissions and impact on climate change. The Natural Resources Agency subsequently amended the State CEQA Guidelines and Appendix G to incorporate GHG emissions and climate change into the CEQA process. At the time of the 2007 Second Partially Recirculated RDEIR and the Final EIR, the Appendix G CEQA checklist questions were not part of the CEQA Guidelines. At the time of the 2007 analysis, the project’s emissions were evaluated for whether a cumulatively considerable contribution to climate change impacts would occur. This is similar to a) above, but did not address checklist question b); whether the project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs. The new regulations do not constitute “new information” as defined in CEQA Guidelines Section 15162. However, a revised analysis is presented here to evaluate the project’s impacts in the context of the current regulatory environment.

Regulatory Setting

Federal Greenhouse Gas Regulations

Supreme Court Ruling

EPA is the Federal agency responsible for implementing the Clean Air Act (CAA). The U.S. Supreme Court ruled in its decision in *Massachusetts et al. v. Environmental Protection Agency et al.* ([2007] 549 U.S. 05-1120), issued on April 2, 2007, that CO₂ is an air pollutant as defined under the CAA, and that EPA has the authority to regulate emissions of GHGs. This has led EPA to take actions to begin regulating and monitoring GHG emissions from mobile and stationary sources.

State Greenhouse Gas Regulations

At the time of the 2007 environmental documents, Assembly Bill (AB) 32, “The California Global Warming Solutions Act of 2006”, had been adopted. The California Air Resources Board’s (ARB’s) plan for implementing AB 32, the “AB 32 Climate Change Scoping Plan” was adopted by ARB in 2008, and readopted in 2011, and is currently being updated.

AB 32 Climate Change Scoping Plan

In September 2006, Governor Arnold Schwarzenegger signed AB 32, the California Global Warming Solutions Act of 2006. AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions statewide. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. This reduction will be accomplished through an enforceable statewide cap on GHG emissions that went into effect in 2012. ARB was charged with implementing AB 32. In December 2008, ARB adopted its Climate Change “Scoping Plan”, which describes the strategies California will implement to achieve the mandated reductions. The Scoping Plan does not include specific GHG reduction requirements for local governments. ARB is in the process of updating the Scoping Plan and expects to complete that process during May of 2014.

Senate Bill 97

As directed by SB 97, the Natural Resources Agency adopted Amendments to the CEQA Guidelines for GHG emissions on December 30, 2009. On February 16, 2010, the Office of Administrative Law approved the Amendments, and filed them with the Secretary of State for inclusion in the California Code of Regulations. The Amendments became effective on March 18, 2010.

Senate Bill 375

SB 375, signed in September 2008, aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a Sustainable Communities Strategy (SCS) as part of the MPO’s Regional Transportation Plan (RTP) that prescribes land use allocation and transportation investments necessary to meet GHG emission reduction targets for the region. With the assistance of the Regional Targets Advisory Committee (RTAC) and in consultation with the MPOs, ARB provided each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years, but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. ARB is also charged with reviewing each MPO’s SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG reduction targets, transportation projects would not be eligible for funding programmed after January 1, 2012. The ARB-issued targets for SACOG, the MPO in which the specific plan area is located, of 7 percent reduction in GHG emissions per capita by 2020 relative to 2005 per capita GHG emissions and a 16% reduction by 2035 (ARB 2011b). SACOG approved its SCS-RTP in April 2012.

- a. GHG emissions were previously evaluated in the 2007 Second Partially Recirculated RDEIR. There were no widely recognized GHG emissions estimation methodologies available at the time the analysis in Section 4.13 was conducted, and emissions calculations were based on very general assumptions. Since that time, new tools and methods of analysis have become available, including the California Emissions Estimator Model (CalEEMod), the currently-recommended model for estimating GHG emissions by PCAPCD.

The proposed project would result in GHG emissions during construction (short-term) and operation (long-term). PCAPCD does not have an adopted significance threshold for GHG emissions from construction or operation. GHG emissions from construction were estimated and are disclosed here for informational purposes. GHG emissions from construction and operation are described separately below.

Short-Term Construction-Related Emissions

Construction of the Specific Plan would include site preparation, grading, building construction, paving, and application of architectural coatings. Construction activities are anticipated to be completed over a buildout period of approximately 20 years. For the purpose of this analysis, construction was assumed to start in 2015, which is a conservative assumption because construction activities would not likely begin by that time. GHG emissions would not differ substantially if construction were to begin at a later time.

During construction of the proposed project, GHG emissions would be generated temporarily and intermittently, associated primarily with exhaust emissions from heavy off-road equipment, on-road trucks, and construction employee vehicle trips. Construction emissions were estimated using emission factors contained in CalEEMod, based on information contained in the specific plan (e.g., project footprint, including reduced park acreage) and model default settings where project-specific information was not available. Assumptions used to estimate construction-generated GHG emissions are worst-case, intended to establish an upper bound for GHG emissions that would occur associated with full buildout of the Specific Plan.

Construction of the Specific Plan would result in approximately 32,500-56,000 metric tons (MT) per year of CO₂e over the construction period (see Appendix A for detailed model output). Amortized over the entire 20-year construction period, construction of the Specific Plan would result in approximately 986,500 MT CO₂e. Construction-related GHG emissions associated with implementation of the Specific Plan would contribute substantially to the cumulative impact of climate change, but to a lesser extent than operational GHG emissions, discussed below.

Long-Term Operation-Related Emissions

Long-term operational emissions of GHGs associated with implementation of the Specific Plan would occur from area-, energy-, mobile-, waste-, and water-related sources. Area sources include emissions from fireplaces and landscaping equipment; energy-related sources include natural gas consumption for space and water heating and electricity generated at off-site power generation facilities serving the project; mobile-sources include vehicle trips associated with residents or/and visitors to the plan area; waste-related emissions are associated with solid waste disposal in a landfill; and water-related emissions are associated with pumping, distribution, and treatment of water consumed by the project. Operational emissions were estimated using CalEEMod for full buildout of the Specific Plan (including reduced park acreage from the approved plan). It was assumed that the project would become fully operational in 2035. Operational GHG emissions are summarized below in Table 3-5.

Table 3-5 Summary of Project-Generated Operational Greenhouse Gas Emissions	
Source	Unmitigated Operational Emissions [MT CO₂e/year]
Area Sources	7,459
Energy	50,206
Mobile Sources	305,568
Waste	29,184
Water	10,997
Total Operational Emissions	403,414
Source	Mitigated Operational Emissions [MT CO₂e/year]
Area Sources	7,459
Energy	48,429
Mobile Sources	305,568
Waste	29,184
Water	10,996
Total Operational Emissions	401,635

Notes:
CO₂e = carbon dioxide equivalent; MT = metric tons.
Emissions were modeled for operational year 2035 as the earliest assumed year of full project buildout and operation.
Totals may not sum exactly due to rounding.
See Appendix A for detailed model output and input assumptions.

Source: Ascent Environmental 2014

As shown in Table 3-5, implementation of the Specific Plan would result in unmitigated emissions of GHGs of approximately 403,000 MT CO₂e/year. Mitigated operational emissions account for mitigation measures identified in Mitigation Measure 4.8-3 of the RDEIR, which include prohibiting wood-burning fireplaces and exceedance of Title 24 energy efficiency standards by 10 percent. Mitigated operational emissions of GHGs associated with operation of the entire specific plan would result in approximately 402,000 MT CO₂e/year. The adopted Specific Plan and Mitigation Measure 4.13-1 include strategies for reducing GHG emissions, including mixed land uses, and bicycle, pedestrian, and public transit infrastructure. The effect of these strategies on vehicle miles traveled (VMT) and associated mobile-source emissions could not be accounted for in the emissions modeling presented in Table 3-5.

The construction- and operational-related GHG emissions associated with the Specific Plan would still be expected to contribute substantially to the cumulative impact of climate change. This impact was also found to be significant and unavoidable in the 2007 Second Partially Recirculated RDEIR in Impact 4.13-1. Mitigation Measure 4.13-1 would reduce this impact, but not to a less-than-significant level. Mitigation Measure 4.13-1 includes feasible best practices for reduction of operational emissions from land use-related sources, and no additional measures are recommended. Mitigation Measure 4.8-1 includes feasible best practices that would also reduce GHGs during construction, specifically associated with minimizing emissions from construction equipment.

GHG emissions estimated for the Specific Plan in the prior analysis were approximately 523,000 tons per year of CO₂ (475,000 MT CO₂/year). The revised estimate of GHG emissions presented in this section, for operational and construction emissions combined, would not exceed this prior estimate. The revised estimate of emissions conducted using CalEEMod resulted in reduced GHG emissions due to improved accuracy of assumptions, compared to very general assumptions used in the 2007 analysis, and more-recently published emission factors that account for fuel efficiency standards for vehicles. No new or substantially more severe impacts would occur associated with GHG emissions resulting from the update to GHG estimation methodology. This impact is within the scope of that evaluated in Impact 4.13 of the 2007 Second Partially Recirculated RDEIR. The conclusions of the Partially Recirculated RDEIR remain valid and no further analysis is required.

- b. At this time, Placer County does not have a community-wide Climate Action Plan or other applicable plan for the reduction of GHG emissions. As discussed above, SACOG recently adopted its RTP-SCS for the region that includes GHG reduction targets for vehicles. The RTP-SCS was adopted by SACOG after the Placer Vineyards Specific Plan was adopted. No changes to the Plan are proposed that would result in a conflict with existing assumptions in the RTP-SCS.

In addition, the PSVP includes numerous goals and policies for the reduction of GHG emissions, which are listed on pages 4.13-4 – 4.13-10 of the Second Partially Recirculated RDEIR. Mitigation Measure 4.13-1 requires additional measures to reduce GHG emissions from implementation of the project. These policies and mitigation strategies include exceedance of building energy efficiency standards, installation of on-site renewable energy generation systems, requirements for recycling and solid waste diversion, solar orientation, tree shading, and numerous transportation and land use measures to reduce VMT. These types of strategies support other AB 32 Scoping Plan measures related to renewable energy and energy efficiency standards. Thus, project does not conflict with applicable policies adopted for the purposes of reducing GHG emissions (AB 32 and SB 375). This impact is less than significant.

Mitigation Measures

The following mitigation measures were referenced in the Second Partially Recirculated RDEIR analysis (Chapter 4.13) and would remain valid if the proposed amendment were adopted.

- ▲ Mitigation Measure 4.13-1a through 4.13-1p: Greenhouse gas emissions impacts.

CONCLUSION

The Specific Plan would result in GHG emissions that would be considerable in the region, and could contribute substantially to the cumulative impact of climate change. This impact would be significant and unavoidable, as determined in Impact 4.13-1 of the 2007 Second Partially Recirculated RDEIR. The proposed amendment would be consistent with applicable policies adopted for the purpose of reducing GHG emissions.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
8. Hazards and Hazardous Materials. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	RDEIR pp. 4.12-34; RDEIR Impact 4.12-18	NO	NO	YES
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	RDEIR pp.4.12-24, 4.12-29 to 4.12-34; RDEIR Impacts 4.12-1, 4.12-2, 4.12-13, 4.12-14, 4.12-15, 4.12-17, 4.12-18	NO	NO	YES
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	RDEIR pp. 4.12-34 to 4.12-37; RDEIR Impacts 4.12-19	NO	NO	YES
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	RDEIR pp. 4.12-24 to 4.12-29, 4.12-37 to 4.12-38; Impacts 4.12-1, 4.12-2, 4.12-4 through 4.12-11, and 4.12-20	NO	NO	YES
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	N/A	NO	NO	N/A
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working on the project area?	N/A	NO	NO	N/A
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Not addressed in this Section; see Section 4.11.2 Fire Protection and 4.11-3 Police Protection, pp. 4.11-4 to 4.11-18.	NO	NO	N/A
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Not addressed in this Section. See RDEIR pp. 4.11-4 to 4.11-5 and 4.11-16 to 4.11-17; Section 4.11.2, Fire Protection, Impact 4.11.2-3	NO	NO	YES

DISCUSSION

The regional and local settings applicable to the proposed amendment to the Specific Plan remain the same as stated in the RDEIR for the adopted Specific Plan. For the proposed amendment, the regional and local

settings are described in Section 4.12.2. No substantial changes have occurred to the setting conditions since the certification of the Final EIR in 2007.

- a. The RDEIR analysis of the adopted Specific Plan (p. 4.12-34, Impact 4.12-18) addresses the potential for impacts associated with use of potentially hazardous materials, including but not limited to transport and storage of hazardous materials associated with various types of land uses (automobile repair, fueling, dry cleaners, medical facilities, and service stations). The proposed amendment to the Specific Plan would not alter land uses and the footprint would be the same as the adopted Specific Plan. Therefore, these impacts are addressed under Impact 4.12-18. The RDEIR analysis concludes that these impacts would remain less than significant because existing regulations concerning the transport, handling and storage of hazardous materials would be enforced in the Specific Plan area. There are no new circumstances resulting in new impacts or new information requiring new analyses related to hazardous materials. The conclusions regarding these impacts contained in the 2007 EIR remain valid and no further analysis is required.
- b. The RDEIR analysis of the adopted Specific Plan (pp.4.12-24, 4.12-29 to 4.12) addresses the potential for impacts associated with existence of hazardous materials at sites in the Specific Plan area. The potential hazards include abandoned septic systems, asbestos in older structures, soil contamination in former orchard sites, other surface soil contamination, and commercial use of hazardous materials in the Specific Plan area. The potential for exposure to hazardous materials would be the same as described for the adopted Specific Plan and these issues have been addressed in Impacts 4.12-13, 4.12-14, 4.12-15, 4.12-17, 4.12-18. Potentially significant impacts would be mitigated to less-than-significant levels (Mitigation Measures 4.12-13, 4.12-14a, 4.12-14b, 4.12-15, 4.12-16, and 4.12-17). The proposed amendment to the Specific Plan would not alter conditions in the Specific Plan area related to hazardous materials and impacts would be the same as described for the adopted Specific Plan. Therefore, these impacts are addressed in the 2006 RDEIR. There are no new circumstances resulting in new impacts or new information requiring new analyses related to release of hazardous materials. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and no further analysis is required.
- c. The RDEIR addressed proximity of Specific Plan area school sites to proposed power lines and electrical substation with respect to exposure to electromagnetic fields, hazardous material and waste associated with electrical transmission facilities, electric shock, and fire (pp. 4.12-34 to 4.12-37). The RDEIR concludes that under the adopted Specific Plan, school sites would be located at least 200 feet from existing 230kV transmission line in the Specific Plan area. California Code of Regulations, Title 5, requires a minimum 150 foot setback for schools from 200-230kV transmission lines (Impact 4.12-19). The proposed amendment to the Specific Plan would not alter the location of school sites and impacts would be the same as described for the adopted Specific Plan. Therefore, the proposed amendment to the Specific Plan would not conflict with CCR, Title 5.

One existing school is within ¼ mile of Specific Plan site: McClellan High School in the Center Joint Unified School District is located at the southwest corner of Watt Ave and PFE Road. Land uses under the adopted Specific Plan that are located within ¼ mile of this existing school consist of open space and low-density residential development. These land uses have a low potential to release hazardous substances and the properties nearest the school site were not identified in the environmental site assessments (ESAs) prepared for the Specific Plan area as existing contamination sites. The proposed amendment to the Specific Plan would not alter land uses in the referenced area, therefore the analysis contained in the certified 2007 FEIR remains valid.

The location of school sites under the adopted Specific Plan are made for planning purposes and further evaluation of specific sites is required before they can be acquired by any school district. Sections 17210-17224 of the California Education Code require assessment of school sites prior to acquisition to determine whether hazardous wastes or materials are present. The governing board of a school district may not approve a project involving the acquisition of a school site by a school district, if the site is a hazardous substance release site, former hazardous waste disposal site or

contains pipelines that carry hazardous substances or hazardous waste. Therefore, no new impacts or circumstances are identified with respect to this impact. The impact would remain less than significant. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and no further analysis is required.

- d. Phase I and Phase I Supplemental and Phase II ESAs were prepared by Carlton Engineering, Inc. The location of the properties evaluated in the Phase I and Phase II ESA are shown on RDEIR Figure 4.12-1. The ESAs were prepared to support the project's Environmental Impact Report process, and are included in Appendix L of the RDEIR. The Phase I ESA evaluated approximately 4,300 acres or 82% of the Specific Plan area. The Supplemental Phase I ESA evaluated Property #12, an approximately 290-acre site located in the north-central area of the project. At the present time, no new circumstances or new information has been identified, and the analysis of the adopted Specific Plan in the certified 2007 FEIR regarding potential impacts remain valid. The proposed amendment to the Specific Plan would not alter land uses in the referenced area; therefore the analysis contained in the certified 2007 FEIR would be applicable.
- e, f. The certified 2007 FEIR did not specify whether the project would result in a safety hazard to a nearby airport or airstrip. The nearest public or public use airport is McClelland Airfield located approximately 4 miles south of the project site. A private FAA-registered "airport" (Holtsmans Airport) is described in the AirNav.com database as being located approximately 0.4 mile from the southeast corner of the project site east of the intersection of PFE Road and Watt Avenue. This airport is described as a private use airstrip with a turf landing strip measuring 2,500 feet by 200 feet with north-south orientation. However, examination of aerial photos does not show obvious evidence of a landing strip, and obstacles, such as an irrigation ditch, cross the location. Therefore, it is assumed that no private airstrip is within two miles of the project site. There would be no impacts related to airport safety associated with the proposed amendment to the Specific Plan.
- g. The adopted Specific Plan land use plan includes sites for fire stations and would require expansion of emergency services to serve the site. Potential impacts under the Specific Plan are addressed in RDEIR Sections 4.11.2 and 4.11.3, Fire and Police under Public Services and Utilities. There are no new circumstances resulting in new impacts or new information requiring new analyses related to emergency responses and evacuation planning. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and are applicable to the proposed amendment to the Specific Plan. No further analysis is required.
- h. The RDEIR addresses risk associated with wildland fire under the adopted Specific Plan in the Public Services section (4.11. 2). The proposed amendment to the Specific Plan would not substantially alter land uses; therefore the analysis contained in the RDEIR remains valid. Implementation of the Specific Plan, under the amendment would have the same potential to create additional fire hazards by limiting access for suppression activities and by locating large open space areas near urban development (Impact 4.11.2-3). The RDEIR concludes that this impact would be potentially significant; however, implementation of Mitigation Measures 4.11.2-3a-c would reduce the impact to a level that is *less than significant*. There are no new circumstances resulting in new impacts or new information requiring new analyses related to wildland fire risk. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and no further analysis is required.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis and would remain valid if the proposed amendment were adopted.

- ▲ Mitigation Measure 4.12-1: UST removal and site remediation.
- ▲ Mitigation Measure 4.12-2: Site remediation.
- ▲ Mitigation Measure 4.12-3: Well abandonment.
- ▲ Mitigation Measure 4-12-4: Site remediation.

- ▲ Mitigation Measure 4.12-5: Well abandonment.
- ▲ Mitigation Measure 4.12-6a: Site remediation.
- ▲ Mitigation Measure 4.12-6b: Well abandonment.
- ▲ Mitigation Measure 4.12-7a: Site remediation.
- ▲ Mitigation Measure 4.12-7b: Well abandonment.
- ▲ Mitigation Measure 4.12-8: Disposal of appliances, tires, batteries and other debris.
- ▲ Mitigation Measure 4.12-9: Site remediation.
- ▲ Mitigation Measure 4.12-10: Disposal of auto parts, debris, household waste.
- ▲ Mitigation Measure 4.12-11a: Soil sampling, demolition and remediation.
- ▲ Mitigation Measure 4.12-12a: Grading to avoid standing water.
- ▲ Mitigation Measure 4.12-12: Vector control.
- ▲ Mitigation Measure 4.12-13: Locate septic tanks prior to demolition.
- ▲ Mitigation Measure 4.12-14a: Inspection of structures for asbestos prior to demolition.
- ▲ Mitigation Measure 4.12-14b: Asbestos removal by licensed contractor.
- ▲ Mitigation Measure 4.12-15: Site Inspection.
- ▲ Mitigation Measure 4.12-16: Well abandonment.
- ▲ Mitigation Measure 4.12-17: Phase I Site Assessments.

CONCLUSION

No new circumstances have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment would not result in any new or substantially more severe significant impacts related to hazards or hazardous materials.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
9. Hydrology and Water Quality. Would the Project:				
a. Violate any water quality standards or waste discharge requirements?	RDEIR pp. 4.3-115 to 4.3-125; Impacts 4.3.4-1, 4.3.4-2, 4.3.4-3, 4.3.4-4, 4.3.4-5, 4.3.4-6, 4.3.4-7	NO	NO	YES
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	RDEIR pp. 4.3-28, 4.3-80 to 4.3-82; Impacts 4.3.2-4, 4.3.3-7, 4.3.3-8, 4.3.3-9	NO	NO	YES
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	RDEIR pp. 4.3-119 to 4.3-121; Impact 4.3.4-3	NO	NO	YES
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	RDEIR pp. 4.3-19 to 4.3-28; Impact 4.3.2-1, 4.3.2-2, 4.3.2-3	NO	NO	YES
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	RDEIR pp. 4.3-24 to 4.3-26; Impact 4.3.2-2	NO	NO	YES
f. Otherwise substantially degrade water quality?	RDEIR pp.4.3-115 to 4.3-125; Impacts 4.3.4-1, 4.3.4-2, 4.3.4-3, 4.3.4-4, 4.3.4-5, 4.3.4-6, 4.3.4-7	NO	NO	YES
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	RDEIR pp. 4.3-19 to 4.3-24; Impact 4.3.2-1	NO	NO	YES
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	RDEIR pp. 4.3-19 to 4.3-24; Impact 4.3.2-1	NO	NO	YES
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	RDEIR pp. 4.3-19 to 4.3-24; Impact 4.3.2-1	NO	NO	YES
j. Inundation by seiche, tsunami, or mudflow?	Does not apply	N/A	N/A	N/A

DISCUSSION

The regional and local settings described in the RDEIR in Section 4.3.2, Hydrology and Flood Control and 4.3.3, Water Resources (Water Supply) apply to the proposed amendment of the Specific Plan. No substantial changes have occurred to the setting conditions since the certification of the Final EIR in 2007.

- a, f.** The RDEIR addresses water quality impacts related to the adopted Specific Plan in Section 4.3.3. Impacts as result of approval of the proposed amendment to the Specific Plan would be similar to those identified for the adopted Specific Plan since the land uses and patterns of development would be substantially the same. Water quality impacts are addressed in Impacts 4.3.4-1, 4.3.4-2, 4.3.4-3, 4.3.4-4, 4.3.4-5, 4.3.4-6, 4.3.4-7. The RDEIR concludes that implementation of recommended mitigation measures would reduce impacts to less than significant levels. There are no new circumstances resulting in new impacts or new information requiring new analyses related to water quality. The conclusions regarding these impacts contained in the 2007 EIR remain valid and no further analysis is required.
- b.** The RDEIR addresses impacts to groundwater supply and recharge in Section 4.3.2; Impacts under the proposed amendment would be similar to those identified for the adopted Specific Plan. The most likely area of recharge along Dry Creek would remain open space under the proposed amendment and its recharge potential would not be affected. Other impacts related to groundwater supplies applicable to the adopted Specific Plan are addressed in Impacts 4.3.2-4, 4.3.3-7, 4.3.3-8, 4.3.3-9. The RDEIR concludes that implementation of Mitigation Measures 4.3.3-8a-c would reduce impacts to less-than-significant levels. The technical memo prepared by Civil Engineering Solutions (CES)(April 10, 2014) examined the net changes in impervious surfaces that would result from proposed land use changes proposed under the amendment. CES concluded that the proposed amendment's net changes represent roughly a 1.5% (or approximately 35-acre) increase in the impervious area of the specific plan area. CES concluded that this change would not be substantial; therefore, the proposed changes resulting from the amendment would not substantially affect groundwater recharge compared to what was evaluated in the 2007 FEIR. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and no further analysis is required.
- c.** The RDEIR addresses impacts resulting from alteration of drainage patterns and erosion under the Specific Plan on page 4.3-119. Impacts under the proposed amendment would be similar to those identified for the adopted Specific Plan as described in Impact 4.3.4-3. The *Master Project Drainage Study* proposes to collect runoff from the project area within storm drainage systems that would discharge into channels and detention facilities. Channels would consist of newly constructed channel systems and parallel flood control channels where certain specified areas are to be maintained in a natural state. The RDEIR concludes that implementation of recommended Mitigation Measures 4.3.4-3a and 4.3.4-3b would reduce impacts to less-than-significant levels. Development under the proposed amendment would not substantially alter the drainage improvements on the site. As described in the CES technical memo (April 10, 2014), the increase in impervious surfaces would not represent a significant change to the storm drain and conveyance improvements and no changes to or additional stormwater facilities would be required. Therefore, there are no new circumstances resulting in new impacts or new information requiring new analyses related to drainage and erosion. The conclusions regarding this impact contained in the certified 2007 FEIR remain valid and no further analysis is required.
- d, e.** The RDEIR addresses impacts resulting from alteration of drainage patterns and drainage capacity under the adopted Specific Plan on pages 4.3-19 to 4.3-28, Impacts 4.3.2-1, 4.3.2-2, 4.3.2-3. Urbanization of the Specific Plan area would increase runoff volume and peak flows, which could contribute to downstream flooding and erosion. Increased runoff to existing and proposed culverts within and downstream of the Specific Plan area could result in overtopping and flooding due to inadequate capacity for urbanized flow-rates, and could lead to bank erosion, elevated flood levels and increased runoff. The RDEIR concludes that implementation of Mitigation Measures 4.3.2-1a-i; 4.3.2-2a and 4.3.2-2b; 4.3.2-3a-f would reduce impacts to less-than-significant levels. As described

in the CES technical memo (April 10, 2014), the increase in impervious surfaces may require staging and re-sizing of control structures and pipes at the time of design to obtain the desired flow releases.

The referenced mitigation measures require site-specific drainage reports, which would address drainage conditions under the amendment. Therefore, there are no new circumstances resulting in new impacts or new information requiring new analyses related to drainage, flooding, and runoff. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and no further analysis is required.

- g, h, i.** The RDEIR addresses impacts related to flood hazards under the specific Plan in Impact 4.3.2-1 on page 4.3-19 to 4.3-24. An analysis by Civil Engineering Solutions found that during 100-year and 200-year storm events, increased run-off would lead to potential impacts in the area between the Specific Plan area and Steelhead Creek due to increased volumes being discharged during the timing of peak flow from the Sankey Gap. The *Placer Vineyards Master Project Drainage Study* recommends the use of several types of facilities to provide attenuation in reducing peak-flow discharges from the Specific Plan area. The main method of providing detention attenuation will be through the use of existing swales and excavated flood control channel detention facilities upstream of regulating culvert facilities. The increase in impervious surface as a result of the proposed amendment in combination with other Specific Plan development would increase the required storage volumes needed for on-site detention facilities. This impact was identified as being potentially significant. Implementation of Mitigation Measures 4.3.2-1a-i would reduce impacts to less-than-significant levels because project specific measures would address runoff, drainage, and flooding conditions (CES 2014, Appendix B). Therefore, there are no new circumstances resulting in new impacts or new information requiring new analyses related to flood hazards. The conclusions regarding these impacts contained in the certified 2007 FEIR remain valid and no further analysis is required.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis of the adopted Specific Plan and would remain valid if the amendment were approved.

- ▲ Mitigation Measures 4.3.2-1a: Site-specific project drainage report.
- ▲ Mitigation Measures 4.3.2-1b: Reduce stormwater peak runoff flows.
- ▲ Mitigation Measures 4.3.2-1c: Drainage facilities to comply with Placer County Storm Water Management Manual.
- ▲ Mitigation Measures 4.3.2-1d: Canals to be shown on project improvement plans and consultation with controlling agencies.
- ▲ Mitigation Measures 4.3.2-1e: Payment of drainage improvement and flood control fee -Dry Creek watershed.
- ▲ Mitigation Measures 4.3.2-1f: Payment of drainage improvement and flood control fees - Dry Creek watershed.
- ▲ Mitigation Measures 4.3.2-1g: No alteration of drainage shed boundaries.
- ▲ Mitigation Measures 4.3.2-1h: County approval required for Master Project Drainage Study.
- ▲ Mitigation Measures 4.3.2-1i: Payment of fees in Steelhead Creek (NEMDC) tributary.
- ▲ Mitigation Measure 4.3.2-2a: Site-specific project drainage report for development applications.

- ▲ Mitigation Measure 4.3.2-2b: Upsize existing undersized culverts for new development.
- ▲ Mitigation Measure 4.3.2-3a: No grading or other disturbance within post-project 100-year floodplain limit.
- ▲ Mitigation Measure 4.3.2: Development applications to include a site-specific project drainage report.
- ▲ Mitigation Measure 4.3.2-3c: Site-specific drainage report to identify floodplain limits.
- ▲ Mitigation Measure 4.3.2-3d: Flood warning devices within floodplains.
- ▲ Mitigation Measure 4.3.2-3e: Master Project Drainage Study to show proposed development would not increase the 100-year floodplain water surface elevation.
- ▲ Mitigation Measure 4.3.2-3f: Removal of low dam, intake structure, pump and pipeline from Dry Creek.
- ▲ Mitigation Measures 4.3.3-8a: Municipal water wells within 800 feet of an existing private water well.
- ▲ Mitigation Measures 4.3.3-8b: Monitoring wells to measure effects of backup water wells.
- ▲ Mitigation Measures 4.3.3-8c: Compensation for private water well failure.
- ▲ Mitigation Measure 4.3.3-9: Separation between water wells and surface water bodies.
- ▲ Mitigation Measures 4.3.4-1a: Location and design of regional water quality detention/sedimentation basins.
- ▲ Mitigation Measures 4.3.4-1b: Sequence of construction and location of regional basins.
- ▲ Mitigation Measures 4.3.4-1c: Backbone infrastructure to include SWPP plans.
- ▲ Mitigation Measures 4.3.4-1d: Site specific plans for long-term reductions in water quality impacts.
- ▲ Mitigation Measures 4.3.4-1e: Site-specific BMP plan for long-term water quality impact reduction.
- ▲ Mitigation Measures 4.3.4-1f: Collection and routing of storm drainage.
- ▲ Mitigation Measures 4.3.4-1g: Water quality treatment facilities (BMPs) for runoff.
- ▲ Mitigation Measure 4.3.4-2a: obtain NPDES program permits.
- ▲ Mitigation Measure 4.3.4-2b: erosion control plan.
- ▲ Mitigation Measure 4.3.4-2c: BMPs for water quality protection, source control, and treatment control.
- ▲ Mitigation Measure 4.3.4-3a: Site-specific project drainage report.
- ▲ Mitigation Measure 4.3.4-3b: Revegetation plan for disturbed swale and channel areas and banks.
- ▲ Mitigation Measure 4.3.4-4: Groundwater well abandonment.
- ▲ Mitigation Measure 4.3.4-7a: Storm Water Pollution Prevention Plan, NPDES General Construction Activity Stormwater Permit.
- ▲ Mitigation Measure 4.3.4-7b: Erosion control plan.
- ▲ Mitigation Measure 4.3.4-7c: BMPs for construction.

CONCLUSION

No new circumstances have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the certified 2007 FEIR remain valid and approval of proposed amendment would not result in any new significant impacts related to hydrology and water quality.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
10. Land Use and Planning. Would the project:				
a. Physically divide an established community?	Does not apply	NO	NO	N/A
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	RDEIR pp. 4.1-46 to 4.1-49, 4.1-55 to 4.1-57; Impacts 4.1-1 and 4.1-7	NO	NO	YES
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	RDEIR p. 4.1-49; Impact 4.1-2	NO	NO	YES

DISCUSSION

The regional and local settings applicable to the Specific Plan area remain the same as stated in the RDEIR. The regional and local settings are described in Section 4.1.2.

- a. Because the predominant land use within the Specific Plan area is agriculture, consisting mostly of undeveloped grazing land, and because developed portions of the site consist of rural residential uses, this topic is not applicable to the project site. There are approximately 150 residences within the Specific Plan area. Although there are a few residences scattered throughout the agricultural properties, rural residential development occurs primarily in the northwest and southwest corners of the Specific Plan area (RDEIR p. 4.1-1). There are no new circumstances resulting in new impacts or new information requiring new analyses related to community division.
- b. As noted in the project description above, the applicants are applying for an amendment to the adopted Specific Plan and modification to the draft finance plan to allow a reduction in the parkland/population ratio and a consolidation of parks, park facilities and other public facilities that would reduce construction, maintenance and operational costs. At present, the Applicant proposes to satisfy the active park acreage requirement by dedicating a minimum of 139 acres, payment of an in – lieu fee for 18 acres and the remaining 2 acres to be satisfied through a credit for the park maintenance facility. This proposal achieves the County General Plan requirement of 5.0 acres per 1,000 residents, The applicants are also proposing alterations to financing for the construction and maintenance of infrastructure (refer to project description above).

Impact 4.1-1 in the RDEIR addresses consistency of the then-proposed Specific Plan with these standards, and concludes that the potential for inconsistency with goals, policies, standards, and guidelines of the Placer County General Plan, and the Dry Creek/West Placer Community Plan would not result in a significant environmental impact. Those potential inconsistencies identified, related to buffers between land uses within the Specific Plan area, were viewed as policy matters for consideration by the Board of Supervisors.

Build out under proposed amendment to the Specific Plan would result in the same number of residential units and same population as would the adopted Specific Plan. Overall land use, land use patterns would not be altered substantially from the adopted Specific Plan. While the proposed amendment to the Specific Plan would reduce the ratio of parkland/population, the proposal still satisfies the minimum Placer County General Plan parkland/population ratio requirement (5 acres/1,000 people). Therefore, the proposed amendment to the Specific Plan for parkland is consistent with the Placer County General Plan Policy 5.A.3.

- c. Because the proposed amendment would not substantially alter land use and land use patterns of the adopted Specific Plan, the analysis of impacts would be essentially the same as described in the RDIER. The analysis provided in the RDEIR notes that the Specific Plan would be subject to the Natural Community Conservation Planning Agreement signed on September 10, 2001 by Placer County, the California Department of Fish and Game (CDFG) (now called the California Department of Fish and Wildlife [CDFW]), The U.S. Fish and Wildlife Service (USFWS), and National Marine Fisheries Service (NOAA Fisheries). Therefore, the impact from potential conflicts with a habitat conservation plan or natural community conservation plan (Impact 4.1-2) would remain less than significant. There are no new circumstances resulting in new impacts or new information requiring new analyses related to consistency with land use plans, policies and regulations.

Mitigation Measures

No mitigation measures required.

CONCLUSION

No new circumstances have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the certified 2007 FEIR remain valid and approval of the proposed amendment would not result in any new significant impacts related to land use and planning.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
11. Mineral Resources. Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Not previously addressed	NO	NO	N/A
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Not previously addressed	NO	NO	N/A

DISCUSSION

The regional and local settings applicable to the Specific Plan area remain the same as stated in the RDEIR in Section 4.5.2. The California Department of Conservation, Division of Mines and Geology (DMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas that contain, or could contain, significant mineral resources.

a, b. The Specific Plan site is designated MRZ-4 Mineral Land Classification. This classification applies to areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources (CDMG 1995). The Placer County General Plan Background Report Figure 9-9, Existing Mineral Extraction Sites, and Figure 9-10, Potential Mineral Resource Site do not show any mineral extraction sites or potential mineral resource sites (sand, gravel, clay, gold, stone, limestone) in the vicinity of the Specific Plan area (Placer County 1994:9-37). The Specific Plan site is not shown on the Placer County General Plan as a locally-important mineral area. There are no new circumstances resulting in new impacts or new information requiring new analyses related to mineral resources under the proposed amendment.

Mitigation Measures

No mitigation measures required.

CONCLUSION

No new circumstances involving new significant impacts have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment to the Specific Plan would not result in any new significant impacts related to mineral resources.

Environmental Issue Area	Where Impact Was Analyzed in prior EIR.	Any New Circumstances Involving New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents' Mitigations Address/Resolve Impacts?
12. Noise. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	RDEIR; pp. 4.9-15 to 4.9-22; Impacts 4.9-2, 4.9-3, 4.9-4, 4.9-5	NO	NO	YES
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	N/A	NO	NO	N/A
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	RDEIR; pp. 4.9-15 to 4.9-22; Impacts 4.9-2, 4.9-3, 4.9-4, 4.9-5	NO	NO	YES
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	RDEIR; pp. 4.9-17 – 4.9-18; Impact 4.9-4.	NO	NO	YES
e. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	RDEIR; pp. 4.9-14 – 4.9-15; Impact 4.9-1	NO	NO	N/A
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	N/A	NO	NO	N/A

DISCUSSION

The RDEIR, Section 4.9, contains the analysis of noise impacts from project-generated construction, stationary-source noise, traffic-source noise, airport activities, and cumulative impacts associated with the adopted Specific Plan. The Noise section of the RDEIR was not recirculated in the first or second partially recirculated RDEIR documents. Environmental conditions in the project area have not changed appreciably since the RDEIR analysis was completed, and the applicable regulatory environment has not changed.

Sensitive Land Uses and Ambient Noise Levels

Local circumstances have not changed substantially since the County certified the 2007 FEIR. Residential properties are still located in the Specific Plan area and in the project vicinity.

Noise-sensitive land uses are generally considered to include those where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Existing noise-sensitive land uses in the vicinity include numerous off-site residences primarily located to the east of the project site for which the closest neighboring land use is immediately adjacent.

The existing noise environment in the project area is primarily influenced by transportation noise from vehicle traffic on the local roadway system (e.g., Baseline Road, Watt Avenue) and agricultural activities.

An ambient noise survey was conducted in 2005 and was used to characterize the existing noise environment in the 2006 RDEIR. Conditions in the area have not changed substantially since the time the noise measurements were taken (i.e., the project site is still largely undeveloped and substantial development has not occurred in the project area). Thus, the noise measurements in Table 4.9-1 of the 2006 RDEIR are still representative of the project site.

a, c, d. Short-Term Construction Source Noise Levels. Noise from construction activity associated with the adopted Specific Plan was evaluated in Impact 4.9-3 on page 4.9-17 of the RDEIR. It was determined that construction activities would affect noise-sensitive receptors in the plan area, and this impact was found potentially significant. Mitigation Measure 4.9-3, which limits the hours of construction to within Placer County's Standard Construction Noise Conditions of Approval and requires equipment to be fitted with mufflers, would reduce Impact 4.9-3 to a less-than-significant level. Impacts as result of approval of the proposed amendment to the Specific Plan would be similar to those identified for the adopted Specific Plan since the land uses, transportation and development patterns would be substantially the same. Therefore, noise impacts associated with the proposed amendment to the Specific Plan are within the scope of the previous impact evaluation. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

Long-Term Operation-Related Traffic Source Noise Levels

Long-term operational traffic-generated noise associated with the Specific Plan was evaluated on pages 4.9-15 to 4.9-22 (Impacts 4.9-2, 4.9-3, 4.9-4, 4.9-5) of the 2006 RDEIR, and in Response to Comment 29D in the Final EIR. It was determined that roadway noise levels would exceed applicable standards and noise-sensitive receptors would be affected both within the project site, and outside of the specific plan area due to increased traffic on roadways in the region. Mitigation Measure 4.9-4 would reduce on-site transportation-related noise impacts to a less-than-significant level; however, off-site noise impacts would remain significant and unavoidable. Mitigation Measure 4.9-4 requires site-specific acoustical studies be conducted when roadway design and tentative subdivision maps are proposed to determine setbacks and other design features that would be required to achieve applicable exterior and interior noise standards. In addition, Mitigation Measure 4.9-4a was included in the Supplement to the Final EIR, which requires use of noise-reducing paving material for the reconstruction/widening of Baseline Road to reduce traffic-related noise.

The proposed amendment to the adopted Specific Plan would make minor alterations to land uses, most notably consolidating smaller mini-parks into larger neighborhood parks. The memo prepared by DKS (March 2014) examines the effects of these changes on internal trips and pedestrian safety. The conclusion notes that the segment of East Dyer Lane west of Watt Avenue could degrade from LOS D to LOS E due to park trips under the proposed amendment. Increased traffic volumes could result in increased noise levels generated by traffic on this road segment.

However, the RDEIR, on page 4.9-17 notes that worst-case traffic levels within the Specific Plan area would exceed 60dB DNL along all study roads. Mitigation Measure 4.9-4, which would apply to all roadways within the Specific Plan area, requires that setbacks and other design features be determined when roadway design and tentative subdivision maps are proposed. Site specific acoustical studies will be conducted in order to determine the design features required to achieve applicable exterior and interior noise standards. With implementation of this mitigation measure, traffic-related noise levels would be reduced to a less-than-significant level. Therefore, the proposed amendment would not result new information requiring new analysis, a previously unidentified significant impact, or a substantial increase in previously identified significant impacts. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

Long-Term Operation-Related Stationary Source Noise Levels

Impacts associated with long-term operational stationary-source noise associated with the adopted Specific Plan are addressed in Impact 4.9-2 of the RDEIR. Implementation of the adopted Specific Plan would result in siting of sensitive receptors in proximity to commercial and industrial uses,

which would contain stationary sources of noise such as air conditioning equipment, trash compactors, fans, compressors, and truck loading activities. Noise levels could exceed applicable standards, and this impact was determined to be potentially significant. Stationary-source noise impacts associated with certain off-site infrastructure (i.e., sewer lift stations) would also be potentially significant due to proximity to sensitive receptors in proposed future development. Mitigation Measure 4.9-2 requires acoustical studies be conducted to determine setbacks and other design features that would assure that stationary sources do not exceed applicable noise standards. This impact was reduced to a less-than-significant level with implementation of Mitigation Measure 4.9-2. The proposed amendment would retain land use patterns and intensities similar to those of the adopted Specific Plan. Therefore, the noise impact associated with the proposed amendment is within the scope of this impact already evaluated. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

- b. Construction of the proposed project may result in varying degrees of temporary groundborne vibration and noise levels, depending on the specific construction equipment used and activities involved. The 2006 RDEIR did not analyze the exposure of sensitive receptors to excessive levels from the aforementioned sources. Groundborne vibration and noise levels associated with various types of construction equipment and activities are summarized in Table 3-6. Although a detailed construction equipment list is not currently available, based on the types of construction activities associated with the proposed project, it is expected that maximum groundborne vibration and noise levels would be associated with the use of large dozers.

Equipment	PPV at 25 feet (in/sec) ¹	Approximate Lv (VdB) at 25 feet ²
Blasting	1.13	109
Large Dozer	0.089	87
Caisson Drilling	0.089	87
Trucks	0.076	86
Rock Breaker	0.059	83
Jackhammer	0.035	79
Small Dozer	0.003	58

¹ Where PPV is the peak particle velocity

² Where Lv is the root mean square velocity expressed in vibration decibels (VdB), assuming a crest factor of 4.

Source: FTA 2006

According to Federal Transit Administration (FTA), levels associated with the use of a large dozer are 0.089 inches per sec (in/sec) peak particle velocity (PPV) and 87 vibration decibels (VdB) at 25 feet. Based on FTA's recommended procedure for applying a propagation adjustment to these reference levels, construction-related project activities would not result in levels at the nearest sensitive land use that exceed Caltrans's recommended level of 0.2 in/sec PPV with respect to the prevention of structural damage for normal buildings or FTA's maximum acceptable level of 80 VdB with respect to human response for residential uses (i.e., annoyance). In addition, blasting may occur, but due to the distance to the nearest sensitive receptor, associated groundborne levels would also not be anticipated to exceed the aforementioned applicable standards and would be intermittent. It also should be noted that maximum groundborne vibration and noise levels from operational-related activities (e.g., delivery trucks) would be similar to those discussed above for construction-related activities. The proposed amendment would retain land use and circulation patterns and intensities similar to those of the adopted Specific Plan. Thus, implementation of the proposed amendment would not result in new significant impacts associated with the exposure of existing or proposed

sensitive receptors to excessive groundborne vibration or noise levels. Therefore, this impact would remain less than significant.

The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

- e, f.** The 2006 RDEIR evaluated exposure to aircraft noise levels associated with the adopted Specific Plan in Impact 4.9-1 (on pages 4.9-15 – 16). This impact concluded that the proposed specific plan area would be outside of the McClellan Park Airport 60 dB community noise equivalent level (CNEL) noise contour. Thus, the proposed land uses would be within acceptable noise exposure levels associated with aircraft noise, and this impact would be less than significant for the proposed Amendment. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required. The Specific Plan site is not within the vicinity of a private airstrip.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis of the Specific Plan and would continue to remain applicable if the proposed Amendment were adopted. Mitigation Measure 4.9-4b was included in the Supplement to the Final EIR in response to comment letter 51-2.

- ▲ Mitigation Measure 4.9-2: On-site stationary-source noise impacts.
- ▲ Mitigation Measure 4.9-3: Construction-related noise impacts.
- ▲ Mitigation Measure 4.9-4a: On-site transportation noise impacts (site-specific acoustical analyses).
- ▲ Mitigation Measure 4.9-4b: On-site transportation noise Impacts (noise-reducing paving material).

CONCLUSION

New impacts not analyzed in the 2006 RDEIR (e.g., exposure to groundborne vibration) would not involve new or substantially more severe significant impacts. In addition, the aforementioned new information requiring analysis and verification would not result in new significant impacts, substantially more severe previously identified significant impacts, new feasible mitigation measures, and/or new information that requires further analysis.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
13. Population and Housing. Would the Project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	RDEIR pp. 4.10-7 to 4.10-9; Impact 4.10-1	NO	NO	N/A
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	RDEIR pp. 4.1-1, 4.1-2, 4.10-28; Impact 4.10-5	NO	NO	N/A
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	RDEIR pp. 4.1-1, 4.1-24.10-28; Impact 4.10-5	NO	NO	N/A

DISCUSSION

The regional and local settings applicable to the Specific Plan Area remain the same as stated in the RDEIR in Section 4.10.2.

CEQA does not identify a population increase as a significant environmental impact in and of itself. The additional number of residents in the Specific Plan area resulting from the development of the Specific Plan will, however, contribute to other environmental effects such as increased traffic, air quality degradation, and additional demands for public services and infrastructure. Impacts indirectly attributable to population growth, including air quality, traffic, public services and other issues are addressed in individual sections of RDEIR and subsequent EIRs, which are all incorporated into the Final EIR for the Specific Plan project.

a. Under the proposed amendment to the Specific Plan, the same number of residential units would be constructed. Therefore, no population increases would occur as a result of approval of the proposed amendment to the Specific Plan. The RDEIR addresses population growth associated with the adopted Specific Plan in Section 4.10. Development of the Specific Plan area would result in the increase in the population of western Placer County as described in Impact 4.10-1. The EIR for the *Placer County General Plan* assumed a population of approximately 35,000 for the Specific Plan area (Placer County 1994). Under the adopted Specific Plan, approximately 14,132 residential units would be constructed in the Specific Plan area and the projected increase in population in the Specific Plan area would be 31,786 (exclusive of the Special Planning Area). Therefore, the increase would be consistent with the *Placer County General Plan*, and the RDEIR analysis concludes this is a less-than-significant impact. Likewise, because the proposed amendment to the Specific Plan would result in the same population and housing as addressed in the RDEIR for the adopted Specific Plan, the analysis provided by the RDEIR relevant to affordable housing, and jobs/housing balance would remain valid with respect to the proposed amendment. The RDEIR concludes that the long-term impact of population increase on these issues would be less than significant.

There are no new circumstances resulting in new impacts or new information requiring new analyses related to population growth. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

b, c. There are approximately 150 residences within the Specific Plan area. Although there are a few residences scattered throughout the agricultural properties that may be removed, the rural residential development located primarily in the northwest and southwest corners of the Special Planning Area (SPA) would be retained (RDEIR pp. 4.1-1, 4.1-20). Approximately 14,132 new housing

units would be constructed under the adopted Specific Plan, and the proposed amendment to the Specific Plan would not differ in this respect. This impact was determined to be less than significant. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

Mitigation Measures

No mitigation measures required.

CONCLUSION

No new circumstances have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the certified 2007 FEIR remain valid and approval of the proposed amendment to the Specific Plan would not result in any new or substantially worsened significant impacts related to impacts to population and housing.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
14. Public Services.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any the public services:				
i. Fire protection?	RDEIR pp.4.11-8 to 4.11-11; Impact 4.11.2-1, 4.11.2-2, 4.11.2-3	NO	NO	YES
ii. Police protection?	RDIER pp. 4.11-14 to 4.11-18; Impact 4.11.3-1, 4.11.3-2, 4.11.3-3, 4.11.3-4, 4.11.3-5	NO	NO	YES
iii. Schools?	RDEIR pp.4.11-24 to 4.11-26; Impact 4.11.4-1, 4.11.4-2, 4.11.4-3, 4.11.4-4	NO	NO	YES
iv. Parks?	RDEIR pp.4.11-159 to 4.11-174; Impacts 4.11.13-4.11.13-22. See Section 4.11.13	NO	NO	YES
v. Other public facilities?	N/A	N/A	N/A	N/A

DISCUSSION

Placer County Fire Protection oversees protection planning and services for the county. Fire protection services are currently provided for the Specific Plan area by the Dry Creek Fire District and Sacramento Metropolitan Fire District. Dry Creek Fire District provides fire protection for 83% of the Specific Plan area. Fire protection service for the remaining portion on the western side of the Specific Plan area (Riego area) is provided by Sacramento Metropolitan Fire District. AMR ambulance service, a private company, provides paramedic services in western Placer County. Additional setting information is provided in RDEIR Sections 4.11.2, Fire Protection; 4.11.3, Police Protection; 4.11.4, Public Schools, 4.11.5; 4.11.6, Wastewater; 4.11.7, Water Supply; 4.11.8, Recycled Water; 4.11.9, Drainage; 4.11.10, Electrical and Natural Gas; 4.11.11, Telecommunications/Cable Television; 4.11.12, Library Services; 4.11.13, Parks and Recreation; 4.11.14, General County Facilities and Services.

- i. The proposed Amendment to the Specific Plan would result in the same number of residential units and population as would the adopted Specific Plan. The RDEIR addresses impacts associated with fire services on pages 4.11-8 to 4.11-12. The RDEIR analysis of adopted Specific Plan notes that the Specific Plan would consist of 14,132 residential units and 31,786 residents and that this significant increase in residential units and population would create a need for new fire department staffing as described in Impact 4.11.2-1. The RDEIR concluded that the adopted Specific Plan will require additional firefighters along with support/planning personnel, based on Placer County level

of service standards. Staffing requirements would be determined for each development proposal. The RDEIR concludes that this impact would be potentially significant. Staffing requirements are provided in Mitigation Measure 4.11.2-1, which references Table 4.11.2-1 of the RDEIR and is provided below (Table 3-7, RDEIR Table 4.11.2-1, Fire Protection Personnel Required to Serve Specific Plan Area. This mitigation measure would reduce the impact to a level that is less than significant (RDEIR p. 4.11-8).

Table 3-7 RDEIR Table 4.11-1. Fire Protection Personnel Required to Serve Specific Plan Area (Adopted Specific Plan)				
Year/Phase of Development	Dwelling Units	Population	Fire Fighters Needed	Support or Planning Personnel Needed
Build out	14,132	34,762	30.2-38.6	2.8-7.0
1. Level of service standards provided by Placer County Executive Office.				
2. Dwelling unit projections provided by Placer County Planning Department.				
3. Population projections provided by the Placer Vineyards Specific Plan Draft, March 2006.				

However, staffing levels were determined based on a proposed population of 34,762 evaluated in the March 2006 Revised Draft EIR. The adopted Placer Vineyards Specific Plan estimated population is slightly lower with 1,848 fewer people, resulting in a population of 32,814. The level of service standards provided by the Placer County Office of Emergency Services as of August 15, 2014 to serve the estimated population of 31,786 under the proposed specific plan amendment are shown in Table 3-8 (Revised Table 4.11.1, below).

Table 3-8 RDEIR Table 4.11-1. Fire Protection Personnel Required to Serve Specific Plan				
Year/Phase of Development	Dwelling Units	Population	Fire Fighters Needed	Support or Planning Personnel Needed
Build out	14,132	31,786	30-36	3.56-3.70
1. Level of service standards provided by Placer County Office of Emergency Services.				
2. Dwelling unit projections provided by Placer County Planning Department.				
3. Population projections provided by the Placer Vineyards Specific Plan, approved, July 2007. Excludes SPA area. This figure does not include projected employment populations.				

The revised staffing level is slightly lower than that required under the adopted 2007 Specific Plan, and as a result Mitigation Measure 4.11.2-1 would be revised. However, the conclusions of the certified 2007 FEIR regarding impacts and mitigation measures would remain valid.

Fire protection facilities and equipment to service the Specific Plan area under the proposed amendment would be the same as described for the adopted Specific Plan (Impact 4.11.2-2; Mitigation Measures 4.11.2-2a-c). The proposed amendment to the Specific Plan would alter the method for funding and constructing the facilities from a developer - funded and constructed facility to developer-fee funded with the County providing planning, design and construction of facilities. Minor revisions to the mitigation measures are required to maintain consistency with the revised financing mechanisms (see revised Mitigation Measures 2a-c, below) The RDEIR concludes that under the adopted Specific Plan this impact is potentially significant. Implementation of referenced revised mitigation measures would reduce this impact to a level that is less than significant.

Impacts on fire protection related to the construction of off-site infrastructure (Impact 4.11.2-5) would remain the same as described for the approved Specific Plan. No changes would occur with the amendment. There are no new circumstances resulting in new impacts or new information requiring new analyses related to fire protection. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

- ii. Because the proposed amendment to the Specific Plan would result in the same number of residential units and population as the adopted Specific Plan, impacts related to police services and facilities would be the same. The RDEIR addresses impacts associated with police services on pages 4.11-14 to 4.11-18. The Placer County Sheriff’s Department provides general law enforcement services to the Specific Plan area. The RDEIR concluded that buildout of the adopted Specific Plan will require additional police staffing to service the Specific Plan area (Impact 4.11.3-1) based on Placer County level of service standards (see Table 3-9, RDEIR Table 4.11-2, Police Protection Required to Serve Specific Plan Area, below). The RDEIR concludes that this impact would be potentially significant; however, implementation of Mitigation Measure 4.11.3-1 at ratios consistent with population characteristics of the Specific Plan area would reduce this impact to a level that is less than significant.

Table 3-9 RDEIR Table 4.11-2. Police Protection Personnel Required to Serve Specific Plan Area at Buildout					
Year/ Phase of Development	Dwelling Units	Population	Sworn Officers Needed	Non-Sworn Officers Needed	Support or Planning Personnel Needed
Build out	14,132	34,762	38.2-38.6	3.8	1.9-2.9
1. Level of service standards provided by Placer County Executive Office.					
2. Dwelling units projections provided by Placer County Planning Department.					
3. Population projections provided by the Placer Vineyards Specific Plan Draft, March 2006.					

The adopted Specific Plan would require the construction of a new Sheriff’s substation and the purchase of new vehicles and equipment (RDEIR Impact 4.11.3-2). This impact is considered potentially significant; however, implementation of Mitigation Measures 4.11.3-2a and 4.11.3-2b would reduce this impact to a level that is less than significant. Potential environmental impacts related to the construction of a new Sheriff’s substation are analyzed in each topical area contained in the Revised Draft EIR (Impact 4.11.3-4) and subsequent environmental documents. The proposed specific plan amendment would result in the reduction in size of the proposed sheriff’s facility; reduction in staffing levels and deletion of the requirement for the developer to construct the facility; however, no other conditions would Change (See Table 3-10, Revised Table 4.11-2. Police Protection Required to serve Specific Plan Area, below). The proposed amendment would alter the funding method for development of Sheriff facilities from 100 percent developer-funded to developer fee-funded with the County providing planning, design, and construction of facilities. This change would not result in any new significant impacts and would not alter conclusions contained in the RDEIR regarding these impacts. This impact would remain less than significant.

Table 3-10 RDEIR Table 4.11-2. Police Protection Personnel Required to Serve Specific Plan Area at Buildout					
Year/ Phase of Development	Dwelling Units	Population	Sworn Officers Needed	Non-Sworn Officers Needed	Support or Planning Personnel Needed
Build out	14,132	34,762 (old) 31,786 (per note 3)	36-40	2-6	1.0-4.0
1. Level of service standards provided by Placer County Sheriff’s Department.					
2. Dwelling units projections provided by Placer County Planning Department.					
3. Population projections provided by the Placer Vineyards Specific Plan, approved, July 2007. Excludes SPA area. This figure does not include projected employment populations.					

The proposed amendment would not alter conclusions regarding the impact to public safety related to adequate project design described in the RDEIR Impact 4.11.3-3) and would remain less-than-significant with implementation of Mitigation Measure 4.11.3-3.

Impacts on police protection related to the construction in off-site infrastructure areas (Impact 4.11.3-5) under the proposed amendment would be identical to the adopted Specific Plan and would remain less than significant.

There are no new circumstances resulting in new impacts or new information requiring new analyses related to police services. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.

- iii. The RDEIR addresses impacts associated with schools on pages 4.11-24 to 4.11-26. The proposed amendment would not alter the conclusions of the RDEIR. The population would be the same as would result from the adopted Specific Plan. The adopted Specific Plan would not alter the area's current public school student population beyond local school capacities (Impact 4.11.4-1). The adopted Specific Plan provides for the development of six elementary schools, two middle schools, and one high school to service the plan area's student population. The impact is considered less than significant, provided school impact fees are collected pursuant to State law. There are no new circumstances resulting in new impacts or new information requiring new analyses related to schools. The conclusions in the certified 2007 FEIR remain valid and no further analysis is required.
- iv. The RDEIR addresses impacts associated with parks and recreation on pages 4.11-159 to 4.11-174. Under the proposed amendment, the population of the Specific Plan area would be the same as the population identified for the adopted Specific Plan. However, the proposed amendment would reduce the total acreage of parklands on-site, but would continue to provide parklands at the population to parkland ratio required by the Placer County General Plan (5.0 acres developed parkland/1000 population).

Impact 4.11.13-1 concludes that the demand for additional parkland created by the buildout of the adopted Specific Plan is potentially significant. Implementation of Mitigation Measure 4.11.13-1 would ensure that the Specific Plan area has adequate parkland to service its population. This measure requires the project developers comply with the requirements of the General Plan by dedication and improvement of a minimum of 174 acres of active parkland and 174 acres of passive parkland. As analyzed in the RDEIR, the Specific Plan Area population was projected to be 34,762, which resulted in the need for 174 (173.81) acres to comply with the General Plan ratio of 5.0 acres/1,000 population. The adopted Specific Plan provides developed parkland at a ratio of 6.2 acres per 1,000 residents for a total of 210 acres and provides 709 acres of open space for passive parkland, habitat, drainage and recharge purposes. However, the dwelling unit mix of the adopted Specific Plan has resulted in a lower population projection than was used in the RDEIR (Table 3.4-1, p. 3-20). The population of the adopted Specific Plan area is projected to be 31,786 (excluding the SPA).

The proposed amendment to the specific plan would reduce the parkland/population ratio to meet the County General Plan requirement of 5.0 acres per 1,000 residents, providing a minimum of 159 acres of parkland on-site. With the specific plan population of 31,786, the required active parkland acreage pursuant to the Placer County General Plan is 159.0 acres. The applicant proposes to satisfy this park requirement by providing 139 acres of parkland (including 11 acres credit for a 22-acre private park). The remaining 20 acres would be achieved through payment of an in-lieu fee for 18 acres and credit for the 2 acre park maintenance facility.

Therefore, the development under the proposed amendment would be in compliance with the General Plan requirements, and Mitigation Measure 4.11.13-1.

The proposed amendment would provide 698 acres of open space that would provide passive recreation land, habitat, drainage, and recharge areas. Therefore, the proposed amendment would be in compliance with the General Plan requirement for 5 acres/1,000 population passive recreation area (a minimum of 159 acres of required open space).

Mitigation Measure 4.11.13-1 also states that project developers shall be responsible for dedicating and fully developing parks, or portions of parks concurrent with demand in accordance with County levels of service. The proposed amendment would alter the delivery method for development of parks from 100 percent developer-constructed to developer fee-funded with the County providing planning, design, and construction of community parks while developers would be responsible for the development and construction of neighborhood parks and trails.

Under the proposed amendment, impacts to park facilities and services in neighboring jurisdictions (Impact 4.11.13-2) would also remain less than significant.

Mitigation Measure 4.11.13-3 would ensure that adequate funding is provided for the maintenance of parks and funding of recreation programs within the Specific Plan area (Impact 4.11.13-3) through the formation of a new or expanded County Service Area or Community Facilities District, and/or other impact fee program. Therefore, this impact would remain less than significant. Implementation of Mitigation Measure 4.11.13-4 would ensure that adequate community recreation facilities are provided within the Specific Plan area when needed (Impact 4.11.13-4). Therefore, this impact would remain less than significant.

The change in method of funding and development responsibility would not be considered a new environmental impact so long as the funding mechanisms and development responsibilities would be effective in delivering parks, recreation facilities and programs as needed for the Specific Plan area's residents. The conclusions in the certified 2007 FEIR remain valid for parks and recreation and no further analysis is required.

- v. The RDEIR addresses impacts associated with libraries pages 4.11-123 to 4.11-125. Under the proposed amendment, the population of the Specific Plan area would be unchanged from that approved in 2007. However, the proposed amendment would delete the requirement to construct a 25,000 SF library and instead, satisfy the requirement for the facility through the formation of a CFD and / or impact fee program) for a proportionate share of the construction cost of an approximately 15,000 SF library facility. The Auburn-Placer County Library Long-Range Plan recommends that branch libraries provide a minimum of 0.4 square feet per capita, dedication of land and stocking with books and other materials. The Placer County General Plan Policy 4.A.5 states that "The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities."

Impact 4.11.12-1 concludes that residents of the Specific Plan area would not have access to a full range of library services until a permanent facility is located in the Specific Plan area and is operational. This impact is considered significant. The RDEIR also states that based on the Specific Plan's population (34,762 cited in the RDEIR), a demand for an additional 13,905 square feet of library space would be generated. Mitigation Measure 4.11.12-1b requires branch libraries to provide a minimum of 0.4 square feet per capita, dedication of land and stocking with books and other materials to meet the *Auburn-Placer County Library Long-Range Plan*, to be provided concurrent with demand. At the current estimated Specific Plan area population (31,786) a 12,714 square foot facility would be needed. The proposed modification to the Specific Plan would provide adequate funding to pay its fair share toward construction of an approximate 15,000 SF library and would meet the County's General Plan requirements. Therefore Mitigation Measure 4.11.12-1b has been revised to ensure that the project would meet the General Plan requirements.

Implementation of Revised Mitigation Measure 4.11.12-1a would require that a financing mechanism for library facilities acceptable to the County be in place prior to approval of the first development phase, and Mitigation Measure 1c would require that developers establish a funding mechanism for operations and maintenance of library facilities prior to recordation of the first final subdivision map.

Revised Mitigation Measures 4.11.12-1a and Mitigation Measure 4.11.12-1c, along with implementation of the modification to the Specific Plan, which would require the developer to pay the library portion of the County Public Facilities Impact Fee would ensure that the Specific Plan area has adequate library facilities and services for the residents.

Mitigation Measures

The following mitigation measures were referenced in the RDEIR analysis of the proposed amendment (Chapter 6, Alternatives Analysis).

Fire Protection

- ▲ ~~Revised Mitigation Measures: 4.11.2-1: The staffing ratios contained in Table 4.11-1 shall be maintained for the Specific Plan area during all phases of development concurrent with demand. The applicants shall be required to establish a specific benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy Placer County Fire Department staffing requirements set forth above in Revised Table 4.11.1. The funding mechanism 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. The funding mechanism shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.~~
- ▲ ~~Revised Mitigation Measure 4.11.2-2a: A minimum of two fire stations shall be provided to serve the Specific Plan area at build out, which shall be fully funded and equipped (i.e. desks, computers, telephones, radio systems, beds, refrigerators and all other needs). A minimum of two fire stations to be provided. The applicant shall be required to participate fully in the Placer County Fire Capital Facilities Plan and shall contribute, in accordance with the plan as may be amended, to provide two fully equipped Fire Stations and contribute to the Placer County Regional Fire Support Center and County Interoperable Communications System.~~
- ▲ ~~[Measure Deleted]: Mitigation Measure 4.11.2-2b: A western fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the first dwelling unit located west of Watt Avenue. This first station may initially be located in a temporary building or location; however, a permanent station shall be available for occupancy within 18 months of issuance of the Building Permit for the first dwelling unit located west of Watt Avenue. The eastern fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the 5,000th dwelling unit.~~
- ▲ ~~Revised Mitigation Measure 4.11.2-2c: Formation of a County Service Area Zone of Benefit Services Area (CSA), a, or a Community Facilities District (CFD) or expansion of CSA #28,, including a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, shall be required prior to approval of the first Development Phase to ensure that a funding mechanism for fire protection services, infrastructure and equipment is in place to provide adequate fire safety services in the Specific Plan area during all stages of development. Required fire stations shall be completed and fully staffed and equipped prior to the issuance of certificates of occupancy. Fire Stations shall be located on sites readily accessible to service areas and final fire station locations shall be subject to approval by the Placer County Fire Department.~~

Wildland Fire Prevention

- ▲ Mitigation Measures: 4.11.2-3a: Subdivision design to include adequate setbacks from open space areas.
- ▲ Mitigation Measure 4.11.2-3b: Include funds for fuel reduction for open space to be included in CSA.
- ▲ Mitigation Measure 4.11.2-3c: Developers to fund fire safe plan for subdivisions adjacent wildland areas.

Law Enforcement

- ▲ Revised Mitigation Measure: 4.11.3-1: The staffing ratios contained in Revised Table 4.11-2 shall be maintained for the Specific Plan area. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of law enforcement services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy the staffing standards set forth in Revised Table 4.11-2 and General Plan standards now in existence or as later amended. The funding mechanism shall be subject to the prior review and approval of Placer County.
- ▲ Revised Mitigation Measure 4.11.3-2a. The project developer(s) shall comply with Placer County Policy 4.H.4, which requires that all future development either fund or develop law enforcement facilities. The project developer(s) shall dedicate land and pay a proportionate share of a fee for the development of 19,000 15,000 square foot substation as specified by the Development Agreements. ~~Said development shall be consistent with the requirements of the County, the needs of the County Sheriff's Department and the County Facilities Services Department.~~ Compliance with Policy 4.H.4, shall include formation of a County Service Area (CSA), Community Facilities District (CFD), or expansion of CSA #28 for the construction of an equipped Sheriff's substation prior to approval of the first Development Phase.
- ▲ Revised Mitigation Measure 4.11.3-2b. ~~The project developer(s) shall enter into a Development Agreement with Placer County prior to recordation of the first final subdivision map for facilities, staffing, and the purchase and scheduled replacement of the number of equipped vehicles needed as determined by the Sheriff in the same frequency and manner currently used by the County in its patrol vehicle replacement program. All patrol vehicles shall include the necessary equipment to accomplish the mission of the Placer County Sheriff's Department or as otherwise required by the Sheriff. Prior to recordation of the first final subdivision map, the project developer(s) shall ensure financing for facilities, staffing, and the purchase and scheduled replacement of the number of equipped vehicles needed as determined by the Sheriff. This mitigation measure may be satisfied through revisions to the executed Development Agreement.~~
- ▲ Mitigation Measure 4.11.3-3. Law enforcement personnel shall have access to and visibility of schools, parks, and open spaces, pedestrian areas shall be well lighted and designed in such a manner as to maximize the safety of pedestrians, and buildings shall be designed and sited to provide a safe environment.

Parks and Recreation

- ▲ Revised Mitigation Measure 4.11.13-1: Dedication and improvement of parklands. Project developers in the Specific Plan area shall comply with the requirements of the General Plan by providing the following: dedication and improvement of a minimum of 139 acres of active parkland; dedication of 2 acres for a park maintenance facility; receipt of active parkland credit of 18 acres through payment of in-lieu fees; and dedication of 159 acres of passive parkland. ~~dedication and improvement of a minimum of 174 acres of active parkland, and dedication of 174 acres of passive parkland.~~ Project developers shall be responsible for dedicating and fully developing parks and or portions thereof, concurrent with demand in accordance with County levels of service. The County may require oversizing of neighborhood and larger type recreation parks, trails and facilities on a subdivision basis when it is deemed necessary and practical to serve the needs of future residents. In such cases, the county will enter into reimbursement agreements whereby future developments will pay initial developers for oversizing.
- ~~Concurrent with the construction of the community parks, project developers shall construct a park maintenance building and yard and provide maintenance equipment. The design and building materials, location and quantity of equipment shall be subject to the approval of the Department of Facility Services.~~
- In addition to the provision of neighborhood parkland, Project Developers shall enter into a fee program to fully fund the development of 2 community parks totaling 65 acres, development of a

parks corporation yard facility, the in-lieu value of 18 acres of developed parkland, an approximate 27,000 square foot recreation center, and participating shares of an aquatic center and gymnasium that are planned for joint use development with the school district.

- All plans and specifications shall be approved by the Department of Facility Services and/or the managing agency prior to the recordation of each final small lot subdivision map. A procedure or agreement to govern the acquisition of parklands and completed park improvements acceptable to the County and/or managing agency, and in compliance with applicable General Plan standards and policies, shall be in place prior to recordation of the first final small lot subdivision map.
- The specific park plans shall be submitted to the County for approval prior to the final decision as to the number and location of facilities.
- ▲ Mitigation Measure: 4.11.13-3: Project developers shall cause a new County Service Area (CSA) or Community Facilities District (CFD) to be formed, or expand CSA #28 for sustainable park maintenance and recreation programs for the Specific Plan area prior to approval of the first Development Phase.
- ▲ Mitigation Measure 4.11.13-4: Submit a phased schedule for providing community recreation facilities.

Library Services

- ▲ Revised Mitigation Measure 4.11.12-1a. Formation of a County Service Area (CSA), Community Facilities District (CFD), or expansion of CSA #28, or other financing mechanism acceptable to the County shall be required prior to approval of the first Development Phase to ensure that immediate funding for adequate library infrastructure consistent with County standards is in place. The Specific Plan developers shall ensure a fair share contribution to adequate library facilities, and that such facilities are available prior to demonstrated need, which obligation may be satisfied through amendments to the executed Development Agreement.
- ▲ ~~Revised~~ Mitigation Measure 4.11.12-1b. ~~Completion of one or more branch libraries to provide a minimum of 0.4 square feet per capita, dedication of land and stocking of books and other materials necessary for a functioning library with a minimum of 2.2 volumes per capita and otherwise meeting the standards of the Auburn Placer County Library Long Range Plan, including any subsequent amendments shall occur concurrent with demand. The project developer(s) shall dedicate land and pay a proportionate share of a fee for the development of an approximate 15,000 square foot library facility, equipment, furniture, fixture, books, and other materials necessary and as specified by the Development Agreements. Compliance with Policy 4.A.5 shall include formation of a County Service Area (CSA), Community Facilities District (CFD), or other funding mechanism as approved by the County for the construction of an equipped library facility prior to approval of the first Development Phase.~~
- ▲ Mitigation Measure 4.11.12-1c. Project developers shall be required to establish a special benefit assessment district or other funding mechanism to ensure adequate funding of the Specific Plan's fair share for ongoing operation and maintenance of library facilities prior to recordation of the first final subdivision map.

CONCLUSION

No new circumstances have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment would not result in any new or substantially worsened significant impacts related to impacts to public services.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
15. Recreation.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	See #14 iv above, Public Services, Parks	NO	NO	YES
b. 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?	See #14 iv above, Public Services, Parks	NO	NO	YES

DISCUSSION

See Number 14 iv, Public Services, Parks.

Environmental Issue Area	Where Impact Was Analyzed the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
16. Transportation/Traffic. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	RDEIR pp. 4.7-34 to 4.7-42; Impacts 4.7-1,, 4.7-2, 4.7-3; RDEIR pp. 4.7-54 to 4.7-57; Impact 4.7-10, 4.7-11 PRRDEIR pp. 4.7-14 to 4.7-30; Impacts 4.7-12 and 4.7-13	NO	YES	YES
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	PRRDEIR pp. 4.7-14 to 4.7-30; Impacts 4.7-12 and 4.7-13	NO	YES	YES
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Not addressed	NO	NO	N/A
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Not addressed	NO	NO	N/A
e. Result in inadequate emergency access?	Not addressed	NO	NO	N/A
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	RDEIR pp. 4.7-54 to 4.7-57; Impact 4.7-10, 4.7-11	NO	NO	YES

DISCUSSION

The traffic analysis for the adopted Specific Plan EIR was conducted by DKS Associates in 2005, and the Administrative Draft EIR Transportation and Circulation section was prepared at that same time. Two Partially Recirculated Revised Draft EIRs were completed in July 2006 and March 2007, respectively. The Partially Recirculated Revised Draft EIR (July 2006) and the Second Partially Recirculated Revised Draft EIR (March 2007) include recirculated portions of Section 4.7 (Transportation and Circulation) related to transportation and circulation. A Supplement to the Final EIR was completed in June 2007 and the Placer County Board of Supervisors certified the Final EIR and approved the Placer Vineyards Specific Plan on July 16, 2007. Since that approval, no infrastructure or development work has taken place on the site. The discussion summarized below was prepared by DKS Associates to assess the effects of the proposed amendment on internal trip generation. Specifically, the potential effect of reduction in parkland acreage; the consolidation of parks, eliminating mini-parks; and proposed reduction in off-street trails and the bicycle/pedestrian overcrossing of Baseline Road are addressed below. The proposed amendment would not change the population levels, the total units, or square footage of commercial and retail space; therefore, no changes to overall trip generation from the development would occur.

Finally, the proposed amendment would not result in any changes that would change air traffic patterns, result in inadequate emergency access, hazardous design features, or conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or otherwise decrease the performance or safety of such facilities. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment would not result in any new significant impacts related to these issues.

Effects on Roadway Segment and Intersection LOS

The South Placer County Travel Demand Model, used in the EIR, uses a daily trip rate of 2.2 daily trips for each acre of park land. A reduction in 61 acres of park land would result in a reduction of 111 daily trip ends, accounting for internalized trips, or a decrease of less than one tenth of one percent (<0.01%) of total daily PVSP trip generation. However, because parks would be consolidated into fewer larger parks, it is possible that people may have to travel farther to parks; and more trips may be by car, rather than by walking or bicycling. This could result in auto trip generation increases to offset the decreases as a result of the decrease in park land. It is assumed that the increase in traffic due to mode shift would be localized to roadways within the PVSP and on roadways immediately adjacent to the project because the parks would serve the residents of the Specific Plan area. Therefore, impacts to external roadways or State highways would not be expected to occur.

Cumulative impacts and roadways that were approaching significance thresholds (“near” impacts) identified in the documents comprising the certified 2007 FEIR were reviewed to determine if the minor increase in traffic volume due to the reduction of park land and consolidation of parks might exacerbate any previously identified impacts or result in new impacts in locations where “near” impacts were identified. “Near” impacts would occur where an increase in volume to capacity (V/C) ratio of 0.01 could result in a new impact under cumulative conditions.

One location was identified where trip changes from the proposed amendment could result in changed traffic conditions. Dyer Lane west of Watt Avenue is a new 4-lane segment that would be constructed with the project and is projected to operate at LOS D (acceptable within the PVSP) with a V/C of 0.90 under cumulative conditions. A one percent increase for this roadway segment would likely cause the roadway to operate at LOS E, which would represent an impact based on the standards of significance. As described above, the trip changes expected with the proposed amendment would be a reduction of less than 0.1% (a slight improvement), or would be virtually the same as the approved project. This roadway is located directly adjacent to one of the larger park sites, which would remain under the proposed amendment, while other smaller parks nearby would be removed. With the proposed amendment changes, park users who would have reached the smaller parks on foot or by bicycle may potentially drive to this park, resulting localized traffic volume increases on Dyer Road adjacent to the park. However, these changes are not expected to result in significant impacts considering the overall slight decrease in trip generation that would occur with the park acreage reduction. Further, the intersection of Dyer Lane and Watt Avenue was identified as operating unacceptably under cumulative conditions in the in the PRRDEIR (Revised Table 4.7-27, p. 4.7-16; Impact 4.7-13, pp. 4.7-25 to -28) for which no mitigation was available to reduce this impact to a less-than-significant level. This impact was concluded to be significant and unavoidable. While increased trips could occur near this intersection and could contribute to the unacceptable operating conditions of this intersection, these trips would be minor and would not cause a substantially more severe impact at this intersection compared to what was evaluated in the 2007 FEIR. The intersection was identified to operate at LOS F (1.063 v/c ratio) during the PM peak hour under cumulative plus project conditions. Assuming a maximum increase of 1% at all intersection turning movements that could carry traffic to and from the park site (all eastbound movements, southbound right, northbound left, and westbound through), the v/c ratio at the intersection would increase from 1.063 to 1.067, an increase of in v/c ratio of 0.004 and the intersection would remain at LOS F. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment would not result in any new significant impacts.

Baseline Road at 12th Street is a new intersection that would be constructed under the adopted Specific Plan. This intersection is projected to operate at LOS D (acceptable within the PVSP) with a V/C ratio of 0.89 under cumulative conditions. If volumes at this intersection were to increase by more than one percent, it

could potentially operate at LOS E, representing an impact based on the standards of significance. There is one park within one half mile of this intersection that is to be removed with the project amendment. While it is possible that people who would have used this park might instead drive to other park sites north of Baseline Road in Roseville's Sierra Vista Specific Plan area, it is more likely that potential park users would instead use other remaining park sites within the PVSP. The closest two park sites would be fairly large neighborhood parks bounded by "A" Street and East Town Center Drive. Therefore, it is not likely that trip changes near this intersection would result in new significant impact as a result of reduction in park sites. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment would not result in any new significant impacts.

Effects on Pedestrian and Bicycle Circulation and Safety

The proposed amendment would result in fewer off-street Class I bike trails and would eliminate a proposed grade separated pedestrian/bicycle crossing over or under Baseline Road. The location of the crossing was not specifically designated in the adopted Specific Plan, but would be located adjacent to Roseville's Sierra Vista Specific Plan area. PVSP Class I trail mileage would decrease from approximately 43.6 miles to approximately 32.5 miles. Class I bicycle trails would be retained along Dyer Lane and on the south side of Baseline Road.

Because the PVSP has a comprehensive roadway system consisting of arterials, collectors, and local streets, the street system could accommodate the additional bike trips that would shift from the eliminated off-street trails onto roadways. Class I bicycle trails would be retained along Dyer Lane, Watt Avenue, 16th Street, and on the south side of Baseline Road. These trails, along with the remaining off-street trails, would provide continuous circulation from the east to west and north to south boundaries of the Specific Plan area. The adopted Specific Plan provides for Class II bicycle lanes located within the right-of-way of arterial, major collector, and collector streets. The adopted Specific Plan's requirement that bike trails be designed in accordance with the County's design standards for off-street bike trails would not be altered by the proposed amendment.

The adopted Specific Plan includes Policy 5.25-7, which states "Construction of a bicycle/pedestrian crossing over or under Base Line Road shall be coordinated with the development in the north with the City of Roseville, in conjunction with the Sierra Vista plan. The proposed amendment would eliminate the grade separated pedestrian/bicycle crossing over or under Baseline Road. Without the grade separated crossing, all pedestrian crossing of Baseline Road would be controlled by traffic signals. Major intersections connecting PVSP to Sierra Vista Specific Plan area to the north along Base Line Road are Watt Avenue, East Dyer Lane, and Fiddymont Road.

According to the Manual of Uniform Traffic Control Devices (Caltrans 2012), the pedestrian clearance time should be sufficient to allow a pedestrian crossing in the crosswalk who left the curb or shoulder at the end of the WALKING PERSON signal to travel, at a walking speed of 3.5 feet per second, to at least reach the far side of the traveled way or to a median of sufficient width for pedestrians to wait.

Using assumptions regarding posted speeds for vehicles, length of signal phases timing, time required for pedestrians to cross the intersections, and number of pedestrian calls at the intersections, DKS evaluated the effect of the elimination of the of the grade separated crossing on traffic operations at the above-referenced intersections. Refer to Appendix C for detailed assumptions.

The analysis considered three conditions: No pedestrians crossing the intersection; moderate pedestrian crossings (5 calls per hour); and heavy pedestrian crossings (up to 100 calls per hour-assumes a pedestrian call for every cycle).

Using the detailed assumptions, and the same cumulative plus project PM peak hour volumes, for each intersection there were no significant changes in LOS for any of the three intersections based on added pedestrian/bicycle crossings that might occur with the elimination of the grade separated crossing.

The LOS results are summarized in Table 3-11 below:

Table 3-11 Baseline Road Intersection HCM 2010 Analysis								
Baseline Road at:	Circular 212 (TRAFFIX)		HCM 2010 (SYNCHRO 8)					
			No Ped Crossings		Moderate Ped Crossings		Heavy Ped Crossings	
	LOS	V/C Ratio	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Watt Ave/ Santucci Blvd	F	1.11	F	83.8	F	83.8	F	83.8
E Dyer Street/ Market St	F	1.04	E	61.4	E	66.8	E	66.8
Fiddymnt Rd/ Walerga Rd	F	1.16	F	86.4	F	86.8	F	86.8
Source: DKS 2014								

The primary reason for the added pedestrian calls not affecting overall intersection delay is that the volumes at the intersections are high enough to require lengthy signal phases, and these lengthy green times for non-turning vehicles are sufficient to accommodate the time required for pedestrians and cyclists to safely cross the width of the streets in all directions.

Therefore, elimination of the grade separated crossing would not appear to adversely affect pedestrian and bicycle safety, and would not adversely affect intersection operations for motorized vehicles. Therefore, the conclusions of the 2007 EIR remain valid and approval of the proposed amendment would not result in any new significant impacts.

Mitigation Measures

The following mitigation measures were referenced in the analysis of the adopted Specific Plan in the RDEIR and in the PRRDEIR.

- ▲ Mitigation Measure 4.7-:1 Implement construction management plans.
- ▲ Mitigation Measure 4.7-2a: Fair share of costs for roadway improvements.
- ▲ Mitigation Measure 4.7-2b: Fair share of costs for widening Walerga Road – Revised PRRDEIR.
- ▲ Mitigation Measure 4.7-3a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-3b: Fair share of costs for intersection improvements; Baseline/Fiddymnt and Walerga/PFE (RDEIR and SPRRDEIR).
- ▲ Mitigation Measure 4.7-4a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-4b: Contribute fair share costs for roadway improvements –City of Roseville.
- ▲ Mitigation Measure 4.7-5a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-5b: Contribute fair share costs for roadway improvements – Sacramento County.
- ▲ Mitigation Measure 4.7-6a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-6b: Contribute fair share costs for roadway improvements – Sacramento County.
- ▲ Mitigation Measure 4.7-8a: Implement Measure 4.7-2a.

- ▲ Mitigation Measure 4.7-8b: Contribute fair share costs for roadway improvements –Sutter County (RDEIR and SPRRDEIR).
- ▲ Mitigation Measure 4.7-9a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-9b: Contribute fair share costs for roadway improvements.
- ▲ Mitigation Measure 4.7-10a: CSA to fund transit services.
- ▲ Mitigation Measure 4.7-10b: Bus shelters installed to serve medium and high density residential, commercial and offices uses.
- ▲ Mitigation Measure 4.7-12: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-13a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-13b: Contribute fair share costs for roadway improvements (RDEIR and SPRRDEIR).
- ▲ Mitigation Measure 4.7-14a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-14b: Contribute fair share costs for roadway improvements.
- ▲ Mitigation Measure 4.7-15a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-15b: Contribute fair share costs for roadway improvements.
- ▲ Mitigation Measure 4.7-16a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-16b: Contribute to fare share costs for roadway improvements- Sacramento County.
- ▲ Mitigation Measure 4.7-17a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-17b: Contribute fare share cost for roadway improvements –Sutter County (PRRDEIR).
- ▲ Mitigation Measure 4.7-18a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-18b: Contribute fare share cost for roadway improvements –Sutter County.
- ▲ Mitigation Measure 4.7-19a: Implement Measure 4.7-2a.
- ▲ Mitigation Measure 4.7-19b: Contribute fare share cost for roadway improvements –State highway.
- ▲ Mitigation Measure 4.7-21: Design roadways to minimize impacts on existing and future roadways and intersections.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
17. Utilities and Service Systems. Would the Project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	RDEIR pp4.11-47 to 4.11-51; Impacts 4.11.6-1, 4.11.6-2	NO	NO	YES
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	RDEIR pp4.11.6-47 to 4.11.6-52; Impacts 4.11.6-1, 4.11.6-2, Impact 4.11.6-3	NO	NO	YES
c. 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?	RDEIR pp4.11-107 to 4.11-108; Impact 4.11.9-1	NO	NO	YES
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	RDEIR pp.4.11-80 to 4.11-82; Impact 4.11.7-1; SPRRDEIR pp. 4.3-27 to 4.3-45; Impact 4.3.3-14A	NO	NO	YES
e. Meet required recycled water reclamation criteria, or result in demand that would exceed available recycled water supply?	RDEIR pp. 4.11-92 to 4.11-93; Impact 4.11.8-1, 4.11.8-2	NO	NO	YES
f. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	RDEIR pp. 4.11-47 to 4.11-51; Impacts 4.11.6-1, 4.11.6-2	NO	NO	YES
g. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	RDEIR pp. 4.11-30 to 4.11-32; Impacts 4.11.5-1, 4.11.5-2, 4.11.5-3	NO	NO	YES
h. Comply with federal, state, and local statutes and regulations related to solid waste?	RDEIR pp. 4.11-30 to 4.11-32; Impacts 4.11.5-1, 4.11.5-2, 4.11.5-3	NO	NO	YES
g. Create demand for natural gas, electricity, telephone, and other utility services that cannot be met.	RDEIR pp. 4.11-114 to 4.11-122; Impacts 4.11.10-1, 4.11.10-2, 4.11.10-3, and 4.11.11-1	NO	NO	YES

DISCUSSION

a, b, f. The proposed project would convert some parcels that were designated as park land under the approved PVSP to the same residential designation that exists on parcels adjacent to the eliminated linear open space and parks. Build out under proposed amendment to the Specific Plan would result in the same number of residential units, the same population, and would therefore the wastewater generated would be the same as would be generated by the adopted Specific Plan.

The Specific Plan was approved with 5 acres designated for Recreation Center (RC) in the Town Center with adjacent parcels designated for High Density Residential (HDR) as shown in Exhibit 3-1. A Sewer Master Plan (SMP) that provides for adequate sewer conveyance capacity to serve these designated uses was completed by MacKay & Soms Civil Engineers and approved by the Placer County Board of Supervisors on June 3, 2014. Exhibit 3-1 shows the layout of the sewer facilities that would serve the parcel, including flow direction and capacity.

The proposed amendment to the Specific Plan would eliminate the planned RC in this location (Subject Parcel in Exhibit 3-1) and would extend the high density residential (HDR) designation on adjacent parcels to this parcel. The 5 acres of RC land use allows for 3.5 equivalent dwelling units (EDUs) of sewer capacity; however, 5 acres of HDR land use proposed by the project would allow up to 46.5 EDUs. Such a change would increase wastewater flows, which may require an increase in pipe size in the wastewater conveyance infrastructure (backbone infrastructure).

The approved Sewer Master Plan anticipates an Average Dry Weather Flow (ADWF) of 0.0033 million gallons per day (MGD) from this parcel. As shown on the exhibit the wastewater flow enters the proposed backbone sewer system at Node 475 and will flow westerly in an 8-inch pipe to a 12-inch pipe which will flow southerly in 16th Street. When combined with the wastewater flows from other upstream parcels tributary to Node 475, the total ADWF at Node 475 is 0.025 MGD. Based on this ADWF the resultant peak wet weather wastewater flow (PWWF) is calculated to be 0.169 MGD. This flow requires the use of an 8-inch-diameter pipe which has a design capacity of 0.38 MGD.

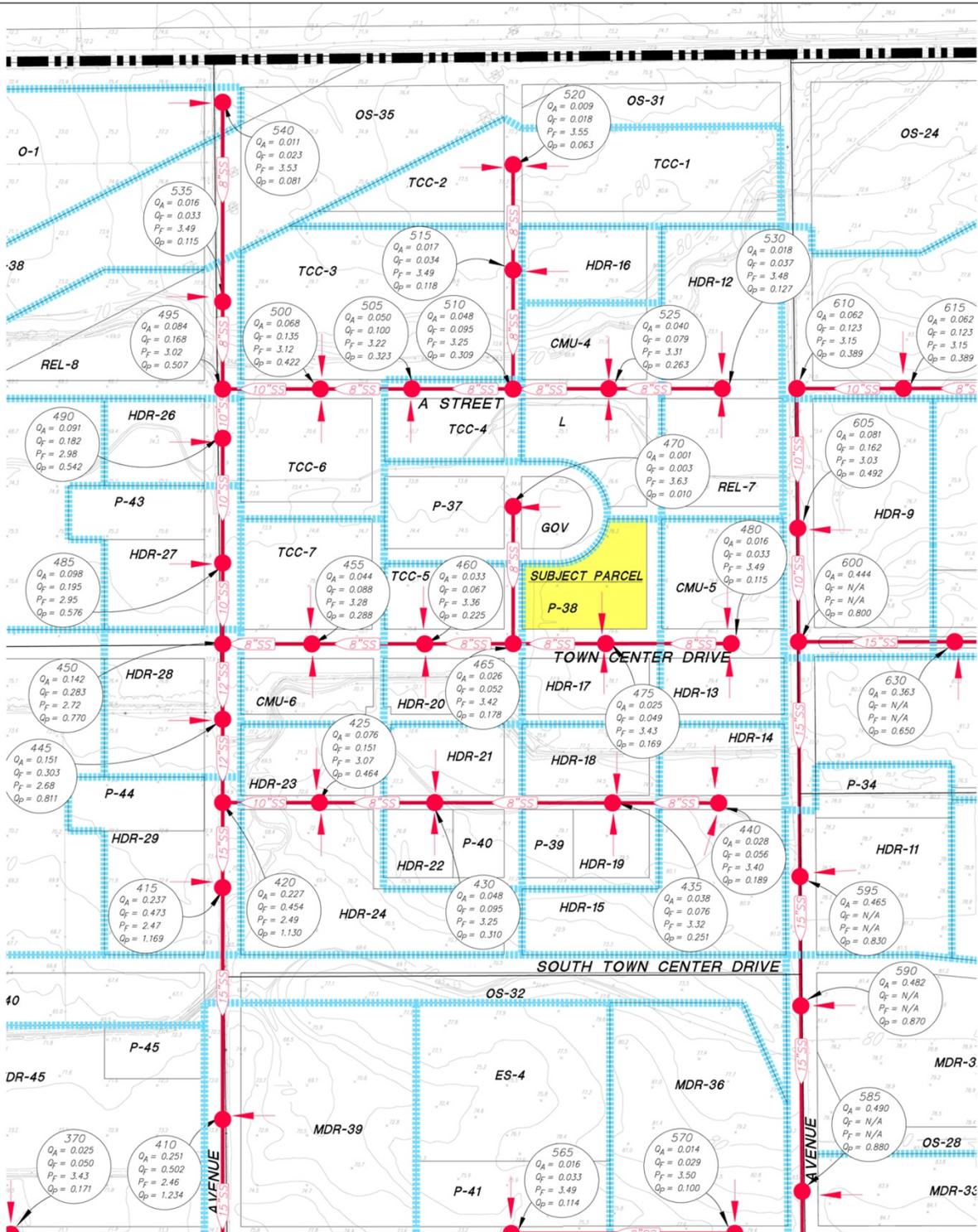
If 15 units per acre were allocated to the parcel, consistent with Plan Area HDR densities, 75 units would be assigned to the 5 acre parcel. The average dry weather flow generated by these high density units would be 0.0098 MGD, an increase of 0.0065 MGD above the current flow generated by the parcel. The total ADWF at Node 475 would increase from 0.025 to 0.032 MGD and the peak wet weather flow from 0.169 to 0.216 MGD. An 8-inch pipe would still be adequate to carry this increased flow.

An analysis of project sewer flows and backbone infrastructure capacity to determine whether pipes downstream from Town Center would need to be modified as a result of the proposed land use change was also conducted by MacKay & Soms. At nodes 445 and 450 the ADWF for 75 HDR units (0.0098 MGD) was added to the previously calculated ADWF at the node, and a new factored flow and peak flow for each node was calculated. At Node 445 the peak flow would be 0.8136 MGD and at node 450 the peak flow would be 0.8522 MGD. At each node the calculated peak flow is less than the capacity for a 12-inch pipe flowing full (1.02 MGD) or 0.7 full (0.86 MGD).

Based on this information and the previously submitted memorandum it does not appear that the Sewer Master Plan would need to be updated as a result of the proposed land use change.

There are a total of 871 units allocated to the HDR parcels located in the area adjacent to the RC parcel. All of the HDR units that would be allocated to the land use change parcel would come from these other HDR-designated parcels. The total HDR unit allocation would remain constant at 871 but would be allocated to a larger land area. Therefore, the conversion of the RC parcel to HDR would not affect sewer flows in other areas of the Specific Plan.

Therefore, wastewater collection and treatment plant capacity requirements would be the same as described for the adopted Specific Plan. The RDEIR addresses wastewater treatment plant capacity and the capacity of the wastewater collection system needed to serve the adopted Specific Plan in Section 4.11.6. The development of the adopted Specific Plan would require expanded wastewater treatment facilities (Impact 4.11.6-2). The RDEIR notes that the Dry Creek Wastewater Treatment Plant (DCWWTP) would need to be expanded to accommodate the additional flows, and the current National Pollutant Discharge Elimination System (NPDES) permit and waste discharge requirements



LEGEND

- SPECIFIC PLAN AREA BOUNDARY
- MAJOR SHED BOUNDARY
- MINOR SHED BOUNDARY
- LDR-12 PARCEL ID AND LAND USE DESIGNATION
- NODE POINT
- PROPOSED SEWER FORCE MAIN
- PROPOSED GRAVITY SEWER LINE
- EXISTING SEWER LINE
- SHED FLOW DIRECTION

NODE

- Q_A = AVERAGE DRY WEATHER FLOW (MGD)
- Q_F = FACTORED FLOW (MGD)
- P_F = PEAKING FACTOR
- Q_P = PEAK WET WEATHER FLOW (MGD)

Source: MacKay & Soms 2014

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Exhibit 3-1

Sewer Master Plan in the Town Center Area



would need to be amended (RDEIR p. 4.11-50). It is also possible that a portion of the Specific Plan area could be served by Sacramento Regional County Sanitation District (SRCSD). Mitigation measures 4.11.6-2a-2c are identified to ensure that an adequate system of collection and treatment of wastewater flows would be constructed to serve development.

There are no new circumstances resulting in new impacts or new information requiring new analyses related to wastewater treatment. The conclusions in the certified 2007 FEIR remain valid for the proposed amendment and no further analysis is required.

- c. The RDEIR notes that a *Master Project Drainage Study* has been prepared for the Specific Plan, and that implementation of Mitigation Measures 4.11.9-1a-e would ensure that adequate drainage reports are submitted at subsequent steps in the process, consistent with the approved *Master Project Drainage Study*. The RDEIR notes that impacts related to drainage would be less than significant with compliance with the *Master Project Drainage Study* (Impact 4.11.9-1). With implementation of Mitigation Measure 4.11.9-2, adequate funding would be provided for the maintenance of drainage facilities and this impact (Impact 4.11.9-2) would remain less than significant. Drainage requirements for the proposed amendment to the Specific Plan would be substantially the same as those needed for the adopted Specific Plan (CES 2014).

There are no new circumstances resulting in new impacts or new information requiring new analyses related to storm water drainage. The conclusions in the 2007 EIR remain valid for the proposed amendment and no further analysis is required.

- d. Build out under proposed amendment to the Specific Plan would result in the same number of residential units and same population as would the adopted Specific Plan. Therefore, water demand would be the same as described for the adopted Plan. The RDEIR addresses water supply needed to serve the adopted Specific Plan on pp. 4.11-80 to 4.11-85. Water demand under the adopted Specific Plan has been estimated to be 11,500 acre-feet annually (AFA). The long-term water supply is to be provided by Placer County Water Agency (PCWA) from Central Valley Project (CVP) contract water diverted from the Sacramento River. However, while PCWA concluded that it has sufficient water supply to satisfy the demand for potable water from projects in western Placer County through 2025, including the adopted Specific Plan, existing infrastructure is inadequate to convey and treat water to serve the Specific Plan area. In order to serve the adopted Specific Plan, infrastructure to convey and treat water would need to be constructed, and multi-party water agreements would need to be in place (Impact 4.11.7-1). This would be considered a potentially significant impact. This potential impact is further addressed in the SPRRDEIR (Impact 4.3.3-14A). With the implementation of Mitigation Measures RDEIR 4.11.7-1a-c, this impact (Impact 4.11.7-1) would be reduced to less than significant.

There are no new circumstances resulting in new impacts or new information requiring new analyses related to water supply. The conclusions in the 2007 EIR remain valid for the proposed amendment and no further analysis is required.

- e. Build out under proposed amendment to the Specific Plan would result in the same number of residential units and same population as would the adopted Specific Plan. No new circumstances exist related to the recycled water system that would affect the Placer Vineyards Recycled Water Plan (McKay & Soms 2014b). Therefore, the proposed amendment to the Specific Plan would have the same recycled water demand and deficit as would the adopted Specific Plan. The RDEIR addresses availability of recycled water in Impacts 4.11.8-1 and 4.11.8-2. Water use calculations for the adopted Specific Plan do not assume use of recycled water and are therefore conservative. Projected wastewater flows for the adopted Specific Plan were estimated at 2.79 MGD, while recycled water demand was estimated by RMC (Market Assessment for Recycled Water Distribution System, November 2005) to be 3.44 MGD. Given this, the RDEIR concluded that there would be a 0.65 MGD deficit. In addition, as described in Impact 4.11.8-2, unless all wastewater is directed to

the DCWWTP, an inadequate amount of recycled water could result. This remains a potentially significant and unavoidable impact.

There are no new circumstances resulting in new impacts or new information requiring new analyses related to recycled water supply. The conclusions in the certified 2007 FEIR remain valid for the proposed amendment and no further analysis is required.

- g, h.** Build out under proposed amendment to the Specific Plan would result in the same number of residential units and same population as would the adopted Specific Plan. Therefore, the proposed amendment to the Specific Plan would generate the same volume of solid waste as would the adopted Specific Plan. The RDEIR addresses solid waste disposal capacity needed to serve the adopted Specific Plan on pp. 4.11-30 to 4.11-32 and in Impacts 4.11.5-1, 4.11.5-2, 4.11.5-3. The increase in solid waste stream associated with build out under the adopted Specific Plan or and under the proposed amendment represents a significant impact and could reduce the life of the landfill by two or more years. Mitigation Measures 4.11.5-1a-c would reduce this impact; however, it would remain a significant and unavoidable impact.

There are no new circumstances resulting in new impacts or new information requiring new analyses related to solid waste disposal. The conclusions in the certified 2007 FEIR remain valid for the proposed amendment and no further analysis is required.

- i.** Build out under proposed amendment to the Specific Plan would result in the same number of residential units and same population as would the adopted Specific Plan. Therefore, implementation of the proposed amendment to the Specific Plan would result in the same increase in demand for electricity and natural gas, the same effects on access to utility infrastructure, and the same demands for cable and telephone service as would the adopted Specific Plan. The RDEIR addresses electrical and natural gas demand for the adopted Specific Plan on pp. 4.11-114 to 4.11-122. As described in Impact 4.11.10-1, the adopted Plan would increase demand for electricity and natural gas. Although more energy would be required, PG&E and SMUD have indicated that they have sufficient supplies to provide service to the Specific Plan area; therefore, this impact would remain less than significant. With implementation of Mitigation Measures 4.11.10-1a and 4.11.10-1b, impacts related to timing of installation of utilities would also remain less than significant.

Development within the Specific Plan area may impede access to PG&E and SMUD facilities (Impact 4.11.10-2). Implementation of Mitigation Measures 4.11.10-2a and 4.11.10-2b would reduce this impact to a less than significant level. The impact of increased demand for both telephone and cable television service (Impact 4.11.11-1) would remain less than significant as no changes to the environmental setting regarding these services have occurred.

There are no new circumstances resulting in new impacts or new information requiring new analyses related to utilities. The conclusions in the certified 2007 FEIR regarding impacts to utilities remain valid for the proposed amendment and no further analysis is required.

Utilities and Service Systems Mitigation Measures

- ▲ Mitigation Measures 4.11.5-1a: On-site separation of construction debris.
- ▲ Mitigation Measures 4.11.5-1b: Fair share contribution to expansion of MRF.
- ▲ Mitigation Measures 4.11.5-1c: Implement source-separated greenwaste program.
- ▲ Mitigation measures 4.11.6-2a: Formation of a new County Service Area (CSA) or expansion of CSA #28.
- ▲ Mitigation measures 4.11.6-2b: Installation and connection to public wastewater treatment system.
- ▲ Mitigation measures 4.11.6-2c: County approval of financing plan for wastewater collection facilities.

- ▲ Mitigation Measures 4.11.7-1a: Compliance with Government Code Section 66473.7 and ensure adequate water supply.
- ▲ Mitigation Measures 4.11.7-1b: Comply with PCWA water conservation strategies in UWMP.
- ▲ Mitigation Measures 4.11.7-1c: PCWA to confirm water supply capacity.
- ▲ Mitigation Measures 4.11.9-1a: Incorporate Master Drainage Study as part of Specific Plan.
- ▲ Mitigation Measures 4.11.9-1b: Drainage reports consistent with County Stormwater Management Manual.
- ▲ Mitigation Measures 4.11.9-1c: Drainage reports to comply with current NPDES permit requirements.
- ▲ Mitigation Measures 4.11.9-1d: Submit Master Project Drainage Study to Placer County for review and approval.
- ▲ Mitigation Measures 4.11.9-1e: Individual drainage reports consistent with approved Master Project Drainage Study.
- ▲ Mitigation Measures 4.11.10-1a: Coordination with SMUD and PG&E for electrical and natural gas infrastructure.
- ▲ Mitigation Measures 4.11.10-1b: Implement Measures 4.8-3a-g to reduce air pollutant emissions.

CONCLUSION

No changes in circumstances would result in new or substantially more severe significant environmental impacts related to water supply, recycled water supply, or wastewater services, compared to the analysis presented in the 2007 Specific Plan FEIR (RDEIR, PRRDIER, FEIR, SPRRDIER, and SFEIR). No new significant impact would occur related to solid waste or drainage. Therefore, the conclusions of the certified 2007 FEIR remain valid and approval of the proposed amendment to the Specific Plan would not result in any new significant impacts related to impacts to utilities and service systems.

Environmental Issue Area	Where Impact Was Analyzed in the RDEIR, PRRDIER, FEIR, SPRRDIER, SFEIR	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
18. Mandatory Findings of Significance.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory?	RDEIR pp. 4.4-94 to 4.4-191; PRRDEIR pp. 4.4-106 to 4.4-107, 4.4-120 to 4.4-121; SPRRDEIR pp. 4.4-1 to 4.4-2, Addendum 2012	NO	YES	YES
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when view in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	RDEIR pp. 5-5 to 5-95; PRRDEIR pp. 4.7-14 to 4.7-30; Impacts 4.7-12 and 4.7-13; SPRRDEIR pp. 4.13-1 to 4.13-31	NO	YES	YES
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SPRRDEIR pp. 4.13-1 to 4.13-31	NO	NO	YES

CONCLUSION

Changes to the regulatory status and sensitivity of some biological resources and new site-specific biological data have occurred since the certification of the PVSP FEIR. Further, regulatory changes have occurred with regards to air quality and greenhouse gases. However, no new significant impacts or substantially more severe impacts to biological resources, air quality, or greenhouse gases are expected.

All approved mitigation in the 2007 FEIR and subsequent amendments as reflected in the 2012 Addendum and 2012 revisions to the previously adopted MMRP (2007), or that additional or revised mitigation identified in this addendum to be incorporated into a revised MMRP would continue to be implemented with the proposed amendment. Therefore, no residual new significant impacts would occur with implementation of the proposed amendment.

4 LIST OF PREPARERS AND PERSONS CONSULTED

4.1 LIST OF PREPARERS

Ascent Environmental

Amanda Olekszulín Principal-in-Charge/Project Manager
Melinda Rivasplata Environmental Planner
Heather Phillips Air Quality/Climate Change Specialist/Noise
Lisa Kashiwase Biological Resources
Gayiety Lane Document Production

DKS Associates

David Tokarski Transportation

Civil Engineering Solutions

Thomas Plummer Hydrology

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Appendix A

Air Quality and Greenhouse Gas Assumptions Data

Appendix B

Hydrology and Water Quality

Appendix C

Transportation/Traffic Assumptions