2 EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the proposed project (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in the Initial Study and Chapters 4 and 5. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 7, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 2-2 contains the environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The proposed project site consists of a 3.23-acre site located at the northeast corner of Douglas Boulevard and Berg Street within the Granite Bay Community Plan area in Placer County, California. The project site is identified as Assessor Parcel Number (APN) 048-084-030. Per the Placer County General Plan and Granite Bay Community Plan, the project site is designated as Low Density Residential and is zoned Residential Single Family, Building Site 20,000-sf minimum (RS-B-20). The site is currently undeveloped, does not include any existing structures, and is bound on the west side by Berg Street and on the south side by Douglas Boulevard, a four-lane arterial roadway.

The proposed project consists of subdividing the project site into four parcels to develop one general office building and three office buildings for which medical use is anticipated, totaling 17,260 sf, as well as a parking lot and associated infrastructure. The proposed office complex would consist of one general office building (Building 1) and three office buildings (Buildings 2, 3, and 4) for which medical use is allowed. Building 1 would be approximately 3,200 sf and would be situated at the top of the knoll on the western portion of the site. Buildings 2 and 3 would be approximately 4,020 sf and 4,530 sf, respectively, and would be situated to the east of Building 1. Building 4 would be located in the southeastern portion of the site, and would be separated from Building 3 by a narrow parking lot area. Building 4 would be approximately 5,510 sf in size. The office buildings would be open during normal business hours. A security gate is proposed, which would be open during normal business hours and closed with authorized access only during non-business hours. The proposed project would likely be developed in up to four phases.

The proposed project would include construction of a surface parking lot spanning the northern portion of the project site and extending southward between Buildings 3 and 4. The parking lot would include a total of 92 parking spaces, including six Americans with Disabilities Act (ADA)-compliant spaces, and would incorporate an electric vehicle (EV) charging station. In addition, grading improvements along Douglas Boulevard and Berg Street would be included with implementation of the proposed project. The proposed improvements along Douglas Boulevard

would allow for the future construction of a separated right-turn lane along Douglas Boulevard onto Berg Street, a Class II Bike Lane, and a new curb, gutter, and sidewalk. With respect to Berg Street along the project frontage, the project includes widening of the existing roadway, ranging from zero to 12 feet, with new curb, gutter, and a six-foot sidewalk.

The proposed project would require the following approvals by Placer County:

- General Plan/Granite Bay Community Plan amendment to change land use designation of the project site from Low Density Residential to Commercial;
- Granite Bay Community Plan text amendment to modify the setback standard for buildings located on the north side of Douglas Boulevard.
- Rezone of the project site from Residential Single Family, Building Site 20,000-sf minimum (RS-B-20) to Office and Professional with Design Review combining district (OP-DC);
- Tentative Parcel Map to subdivide the project site into four parcels ranging in size from 24,202 sf to 48,936 sf; and
- Design Review to construct four office buildings and associated improvements within an area zoned OP-DC.

Please refer to Chapter 3, Project Description, of this EIR for a detailed description of the proposed project and entitlements, as well as a full list of the project objectives.

2.3 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are found in the Noise and Transportation and Circulation chapters of this EIR, as well as in the Initial Study for the proposed project (see Appendix C). The mitigation measures presented in this EIR and the Initial Study will form the basis of the MMRP. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the identified impacts in the technical chapters of the EIR as well as in the Initial Study is presented in Table 2-2. In addition, Table 2-2 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

2.4 SUMMARY OF PROJECT ALTERNATIVES

The following section presents a summary of the evaluation of the alternatives considered for the proposed project, which include the following:

- No Project (No Build) Alternative;
- Existing Zoning Alternative; and
- Reduced Intensity Alternative.

The following summary provides brief descriptions of the three alternatives to the proposed project that are evaluated in this EIR. In addition, the summary explains the alternatives relative to the objectives for the proposed project (see Chapter 3, Project Description, for a list of project objectives). For a more thorough discussion of project alternatives, please refer to Chapter 7, Alternative Analysis.

No Project (No Build) Alternative

The No Project (No Build) Alternative assumes that the proposed project site would remain vacant and undeveloped. The No Project (No Build) Alternative would not meet any of the project objectives. Because existing on-site uses would not be modified and the No Project (No Build) Alternative would not involve disturbance of the site or construction activities, the Alternative would result in no impacts related to Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, or Transportation and Circulation. Thus, none of the impacts identified for the proposed project would occur under the No Project (No Build) Alternative.

Existing Zoning Alternative

The No Project (No Build) Alternative discussed above would be considered a "no build" alternative, wherein the existing environmental setting is maintained. However, failure to proceed with the proposed project would not necessarily result in the preservation of the existing environmental conditions, but would rather result in the future buildout of the site pursuant to existing County planning documents. As such, the Existing Zoning Alternative would be considered another type of "no project" alternative.

The 3.23-acre project site is currently zoned Residential Single Family, Building Site 20,000-sf minimum (RS-B-20). Under the Existing Zoning Alternative, the proposed project site would be developed per the current zoning designation, which allows for up to six single-family detached lots. The single-family residential units would not front onto Douglas Boulevard; rather, the rear or side yards of the homes would face Douglas Boulevard. Thus, similar to other existing residential communities along portions of Douglas Boulevard (e.g., homes near Seeno Avenue), construction of a sound wall would likely be required in order to limit noise level increases at the on-site residences.

Because the Existing Zoning Alternative would continue to be subject to the standards included in the Granite Bay Community Plan and the Placer County Design Guidelines, the Alternative would at least partially meet Objectives #3 and #4. In addition, because the Alternative would develop residential uses within an existing single-family residential neighborhood, the Alternative would likely meet Objective #7. However, because the Existing Zoning Alternative would not include office uses, the Alternative would not meet Objectives #1, #2, #6, or #8. Consistency with

Objective #5 would be dependent on the final site development plan and whether said plan would allow for preservation of existing trees and topographical features. Thus, for the purpose of this analysis, the Existing Zoning Alternative would partially meet Objective #5.

The Existing Zoning Alternative would result in similar impacts as the proposed project related to Biological Resources, Cultural Resources, Geology and Soils, and Hydrology and Water Quality. However, the Existing Zoning Alternative would result in fewer impacts related to Aesthetics, Noise, and Transportation and Circulation.

Reduced Intensity Alternative

Whereas the proposed project would develop the project site with one general office building and three office buildings for which medical use is allowed, under the Reduced Intensity Alternative, the site would be developed with two general office buildings (Buildings 1 and 2) and one medical office building (Building 3). Buildings 1 and 2 would include 3,200 and 4,020 sf, respectively, while Building 3 would include 4,530 sf (see Table 2-1).

Table 2-1
Building Mix: Reduced Intensity Alternative

Proposed Project		**Reduced Intensity Alternative**	
Building 1: General Office	3,200 sf	Building 1: General Office	3,200 sf
Building 2: Medical Office	4,020 sf	Building 2: General Office	4,020 sf
Building 3: Medical Office	4,530 sf	Building 3: Medical Office	4,530 sf
Building 4: Medical Office	5,510 sf		
Total:	**17,266 sf**	**Total:**	**11,756 sf**

As shown in the table above, the total building footprint included in the Reduced Intensity Alternative would be reduced by 5,510 sf relative to the proposed project. The eastern portion of the site where Building 4 is currently proposed would be used as open space/common area. Per Section 17.54.060 of the Placer County Code, off-street parking must be provided at a ratio of one parking space per 175 sf of floor area for medical offices, and one parking space per 300 sf of floor area for general offices. Thus, under the Reduced Intensity Alternative, the size of the on-site parking lot would be reduced from 92 spaces to 61 spaces.

Under the Reduced Intensity Alternative, Objectives #1 through #7 would be met. However, because the Alternative would include a reduced amount of office space relative to the proposed project, the return on investment associated with development of the site may be insufficient to attract private capital and construction financing. Thus, Objective #8 would not be met.

The Reduced Intensity Alternative would result in fewer impacts than the proposed project related to all resource areas.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the CEQA Guidelines requires

that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives."

Designating a superior alternative depends in large part on what environmental effects one considers most important. This EIR does not presume to make this determination; rather, the determinations of which impacts are more important are left to the reader and the decision makers. Generally, the environmentally superior alternative is the one that would result in the fewest environmental impacts as a result of project implementation. However, it should be noted that the environmental considerations are one portion of the factors that must be considered by the public and the decisionmakers in deliberations on the proposed project and the alternatives. Other factors of importance include urban design, economics, social factors, and fiscal considerations. In addition, the superior alternative would, ideally, still provide opportunities to achieve the project objectives.

The No Project (No Build) Alternative would not meet any of the project objectives. The Existing Zoning Alternative would likely meet Objective #7 and would partially meet Objectives #3, #4, and #5; however, the Existing Zoning Alternative would not meet Objectives #1, #2, #6, or #8. The Reduced Intensity Alternative would meet Objectives #1 through #7, but would not meet Objective #8.

A comparison of the impacts that would occur under each of the alternatives to those anticipated for the proposed project is discussed in detail in Chapter 7. As discussed in Chapter 7, none of the impacts identified for the proposed project would occur under the No Project (No Build) Alternative. The Existing Zoning Alternative would result in fewer impacts than the proposed project related to four resource areas (aesthetics, hydrology and water quality, noise, and transportation and circulation) and similar impacts related to three resource areas (biological resources, cultural resources, and geology and soils). However, because the Existing Zoning Alternative technically qualifies as a 'no project' alternative and the Reduced Intensity Alternative would be capable of reducing more of the impacts identified for the proposed project than the Existing Zoning Alternative, while still meeting the majority of the project objectives, the Reduced Intensity Alternative would be considered the environmentally superior alternative to the proposed project.

2.5 Areas of Controversy

Areas of controversy that were identified in NOP comment letters, as well as areas of controversy that are otherwise known for the region, include the following:

- Noise increases;
- Traffic increases along existing surrounding roadways;
- Fugitive dust emissions; and
- Compliance with Water Quality Control Board policies and permitting requirements.

Table 2-2 below lists the mitigation measures proposed by this EIR as related to Noise and Traffic impacts. In addition, the table includes a summary of the potentially significant impacts for which the Initial Study required mitigation necessary to reduce the impacts to a less-than-significant level. Table 2-2 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4. Noise			
4-1 Exposure of persons to or generation of traffic noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	LS	*None required.*	N/A
4-2 Exposure of persons to or generation of non-transportation noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies.	S	*4-2(a)* *Prior to issuance of building permits for the proposed project, if rooftop condenser HVAC units are proposed on-site, building plans shall show that rooftop mechanical equipment will be shielded to the north by parapets.* *4-2(b)* *Prior to issuance of building permits for the proposed project, if ground-mounted HVAC equipment is proposed on-site, the building plans shall demonstrate that all ground-mounted HVAC equipment will be located 100 feet or further from the northern site boundary. In addition, the building plans shall show that ground-mounted HVAC equipment associated with Building 4 will be located on the west side of the building, breaking the*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		line of sight relative to the eastern project site boundary. In addition, ground-mounted HVAC equipment associated with each of the four proposed buildings shall be located 100 feet or greater from the nearest property lines to the north of the project site.	
4-3 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	S	*4-3(a)* *A Blasting Plan for construction shall be prepared and submitted to the County Planning Services Division prior to initiation of construction activities. The plan shall include the following:* *1. The Blasting Plan shall be consistent with the County General Plan Noise Element's Policy 9.A.4.* *2. Primary components of the Blasting Plan shall include:* *a. Identification of blast officer;* *b. Scaled drawings of blast locations, and neighboring buildings, streets, or other locations which could be inhabited;* *c. Blasting notification procedures, lead times, and lists of those notified. Public notification to potentially affected vibration receptors describing the expected extent and duration of the blasting;*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		d. Description of means for transportation and on-site storage and security of explosives in accordance with local, State and federal regulations; *e. Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation);* *f. Traffic control standards and traffic safety measures (if applicable);* *g. Requirements for personal protective equipment;* *h. Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger;* *i. Procedures for handling, setting, wiring, and firing explosives, as well as procedures for handling misfires per federal code;* *j. Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc.;*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		k. Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure; *l. Description of blast vibration and air blast monitoring programs;* *m. Dust control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan);* *n. Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury;* *o. Material Safety Data Sheets for each explosive or other hazardous materials to be used;* *p. Evidence of licensing, experience, and qualifications of blasters; and* *q. Description of insurance for the blasting work.* *3. A Blast Survey Workplan shall be prepared by the blaster. The Plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey shall be conducted of any potentially affected structures*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		and underground utilities within 500 feet of a blast area, as well as the nearest residential structure, prior to blasting. The survey shall include visual inspection of the structures, documentation of structures by means of photographs, video, and a level survey of the ground floor of structures or the crown of major and critical utility lines, and these shall be submitted to the County. This documentation shall be reviewed with the individual owners prior to any blasting operations. The County and impacted property owners shall be notified at least 48 hours prior to the visual inspections. 4. *Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inches per second) shall be submitted by the blaster to the County for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting shall immediately cease and the County immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. shall be monitored and any evidence of instability due to blasting operations shall result in immediate termination of blasting. The blaster shall modify the blasting procedures or use*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, slope instability, and prevent further damage. 5. *Air blast overpressure limits shall be set and monitoring shall be conducted at the property line closest to the blast and at other above ground structures identified in the Plan for vibration monitoring. Air blast overpressure limits shall be in accordance with applicable law and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site.* 6. *Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests shall start with reduced charge weights and shall increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the Plan.* 7. *Post-construction monitoring of structures to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage shall be documented by photograph, video, etc. This documentation shall be reviewed with the individual property owners.*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		8. Reports of the results of the blast monitoring shall be provided to the County, the local fire department, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc. shall be provided to the County and impacted property owners. *4-3(b) Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Office for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.*	
4-4 A substantial temporary or periodic increase in ambient noise levels in the project	S	*4-4(a) The following notes shall be included in the project's Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
vicinity above levels existing without the project.		*case basis as determined by the Community Development Resource Agency Director and/or County Engineer.* • *Noise-generating construction activities (e.g. construction, alteration or repair activities), including truck traffic coming to and from the project site for any purpose, shall be limited to the hours outlined in Placer County Board of Supervisors Minute Order 90-08; specifically, a) Monday through Friday, 6:00 AM to 8:00 PM (during daylight savings); b) Monday through Friday, 7:00 AM to 8:00 PM (during standard time); and c) Saturdays, 8:00 AM to 6:00 PM.* • *Project construction activities should be limited to daytime hours unless conditions warrant that certain construction activities occur during evening or early morning hours (i.e., extreme heat).* • *All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		features that are readily available for that type of equipment. • *All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity.* • *Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.* • *Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.* • *Construction site and access road speed limits shall be established and enforced during the construction period.* • *The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.* • *Project-related public address or music systems shall not be audible at any adjacent receptor.* *4-4(b) Implement Mitigation Measures 4-3(a) and 4-3(b).*	
4-5 Result in exposure of persons to or generation of traffic noise levels in excess of standards	LS	*None required.*	N/A

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project under the Cumulative Plus Project Condition.				
	5. Transportation and Circulation				
5-1	**Traffic related to construction activities.**	S	*5-1*	*The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as:* • *Guidance on the number and size of trucks per day entering and leaving the project site;* • *Identification of arrival/departure times that would minimize traffic impacts;* • *Approved truck circulation patterns;*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		• *Locations of staging areas;* • *Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);* • *Criteria for use of flaggers and other traffic controls;* • *Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;* • *Monitoring for roadbed damage and timing for completing repairs;* • *Limitations on construction activity during peak/holiday weekends and special events;* • *Preservation of emergency vehicle access;* • *Coordination of construction activities with construction of other projects that occur concurrently in Granite Bay to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs);* • *Removing traffic obstructions during emergency evacuation events; and* • *Providing a point of contact for Granite Bay residents and guests to obtain construction*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
				information, have questions answered, and convey complaints.	
5-2	**Study intersections under the Existing Plus Project Condition.**	S	*5-2*	*The Improvement Plans for the initial development phase shall show the construction of a raised median at the existing intersection of Douglas Blvd. / Woodgrove Way / Quail Oaks Drive that will prohibit northbound and southbound left turn movements onto Douglas Blvd. from Woodgrove Way and Quail Oaks Drive. In addition, the raised median shall allow for eastbound and westbound left turn movements onto Quail Oaks Drive and Woodgrove Way from Douglas Blvd. The construction of the new raised median shall also require the reconstruction of the existing landscaped median to a narrower, stamped, colored, concrete median that will provide a 12-foot-wide eastbound left turn lane along Douglas Blvd. The design shall be to the satisfaction of the Department of Public Works and Facilities and shall conform to any applicable criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works and Facilities.* ***(ESD)***	LS
5-3	**Study roadway segments under the Existing Plus Project Condition.**	LS	*None required.*		N/A
5-4	**Study intersections under the EPAP Plus Project Condition.**	LS	*None required.*		N/A

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
5-5	**Study roadway segments under the EPAP Plus Project Condition.**	LS	*None required.*	N/A
5-6	**Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).**	S	*5-6* *The Improvement Plans shall show the construction of an increase in existing turn lane pocket length of a total of approximately 100 combined feet for the existing left turn lane approaching Berg Street (eastbound) and the existing left turn lane approaching Granite Estates Drive (westbound) along Douglas Blvd. The minimum increase in length for the existing left turn lane approaching Granite Estates Drive shall be 50 feet. The design shall be to the satisfaction of the Department of Public Works and Facilities and shall conform to any applicable criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works and Facilities.*	LS
5-7	**Conflict with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities.**	LS	*None required.*	N/A

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
5-8 Study intersections under the Cumulative Plus Project Condition.	S	*5-8* *Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPWF:* *A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code* *B. South Placer Regional Transportation Authority (SPRTA)* *The current total combined estimated fee is $504,715.52 (based on $7,426 per DUE and 17,000 square feet of office use) The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time the application is deemed complete.*	LS
5-9 Study roadway segments under the Cumulative Plus Project Condition.	LS	*None required.*	N/A
Initial Study			
I-4. Create a new source of substantial light or glare, which would adversely	S	*MM I-1:* *Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
affect day or nighttime views in the area? (PLN)		*to the DRC for review and approval. The lighting and photometric plan shall include the following provisions:* • *Parking lot lighting shall be accomplished with pole mounted decorative LED luminaries. The parking lot shall be illuminated by using 14-foot decorative post-top type LED fixtures mounted on metal poles. The pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). Such luminaires shall also be provided with house side shields to minimize light pollution to the areas outside of the property line.* • *The parking lot lighting shall be photocell controlled to provide automatic light reduction by a minimum of 50 percent between the hours of 11 PM and 6 AM. The site lighting shall be dimmed to lower level automatically.* • *Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic.* • *Architectural lighting shall articulate and animate the particular building design and*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		visibly promote and reinforce pedestrian movement. Indirect wall lighting or "wall washing" and interior illumination (glow) is encouraged in the expression of the building. • *Wall-mounted light fixtures will be permitted only if they have a 90 degree cut off to prevent glare.* • *No lighting is permitted on top of structures.* • *Pedestrian routes should utilize bollard type lighting rather than pole lights and should be integrated into building and landscape design. Pedestrian-scale light fixtures shall be durable and vandal resistant.*	
IV-1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric	S	*MM IV-1:* *If ground disturbance activities take place during the breeding/nesting season (February 1 through August 31), disturbance of nesting activities could occur. Take of any active raptor nest, as well as nests of other birds protected by the Migratory Bird Treaty Act, is prohibited under California Fish and Game Code sections 3503, 3503.5, and 3513. To avoid impacts to nesting birds, necessary vegetation removal shall occur outside of the typical nesting season (February 1 through August 31). If vegetation removal must occur at any time during the typical nesting season, a pre-construction survey shall be conducted by a qualified biologist no more than 15 days prior to initiation of the proposed development activities.*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	Administration Fisheries? (PLN)			*The qualified biologist shall conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of the proposed project site (up to 100 feet beyond the project site boundaries, where possible). If active nests are found, trees/shrubs with nesting birds shall not be disturbed until abandoned by the birds as determined by a qualified biologist. If applicable, vegetation removal shall be restricted to a period following fledging of chicks, which typically occurs between late July and early August.* *If an active nest is located within 100 feet (200 feet for raptors) of construction activities, other restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet or 200 feet, as appropriate, around the nest or alteration of the construction schedule. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the young have fledged or as otherwise determined by a qualified biologist.*	
IV-2.	**Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)**				
IV-7.	**Conflict with any local policies or ordinances that**	S	*MM IV-2:*	*Prior to any removal of significant trees (equal to, or greater than, six inches DBH or 10 inches DBH aggregate*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
protect biological resources, including oak woodland resources? (PLN)		*for multi-trunked trees), the project applicant shall obtain a tree removal permit from Placer County. In conjunction with submittal of a tree removal permit application, the applicant shall submit a site plan showing all protected trees proposed for removal. In accordance with Chapter 12.16.080 of the Placer County Code, the applicant shall comply with any permit conditions required by the Planning Services Division, which shall include one of the following requirements: 1:1 tree replacement using five gallon size trees or greater, or in-lieu fees, or a combination of both, in accordance with Section 12.16.080 of the Placer County Code.* *MM IV-3:* *Prior to Improvement Plan approval, the plans shall include a list of tree protection methods, for review and approval by the Planning Services Division. The list of tree protection methods shall be implemented during construction of the project. The list of tree protection methods shall include, but not limited to, the following:* • *The applicant shall install a four-foot tall, brightly colored (yellow or orange), synthetic mesh material fence around all oak trees to be preserved that are greater than six inches DBH (or 10 inches DBH aggregate for multi-trunked trees). The fencing shall delineate an area that is at least the radius of which is equal to the largest*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		radius of the protected tree's drip line plus one foot. The fence shall be installed prior to any site preparation or construction equipment being moved onsite or any site preparation or construction activities taking place. Development of this site, including grading, shall not be allowed until this condition is satisfied. Any encroachment within the areas listed above, including within driplines of trees to be saved, must first be approved by a designated representative of the Development Review Committee (DRC). Grading, clearing, or storage of equipment or machinery may not occur until a representative of the DRC has inspected and approved all temporary construction fencing. Trees shall be preserved where feasible. This may include the use of retaining walls, planter islands, or other techniques commonly associated with tree preservation. The Improvement Plans shall indicate the location of the fencing and include a note describing the fencing requirements consistent with this mitigation measure. • *The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		o *Plans and specifications shall clearly state protection procedures for oak trees on the project site. The specifications shall also include a provision for remedies if oak trees are damaged;* o *Before construction commences, those oak trees within 25 feet of construction sites shall be pruned by an ASI Certified Arborist and the soil aerated and fertilized;* o *Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;* o *Cuts and fills around trees shall be avoided where feasible;* o *Soil surface removal greater than one foot shall not occur within the driplines of oak trees to be preserved. Cuts shall not occur within five feet of their trunks;* o *Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be preserved, and fill shall not be placed within five feet of their trunks;* o *Underground utility line trenching shall not be placed within the driplines of oak*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		trees to be preserved where feasible without first obtaining approval from a designated representative of the DRC. If it is necessary to install underground utilities within the driplines of oak trees, boring or drilling rather than trenching shall be used; o *Paving shall not be placed in the vicinity of oak trees to be preserved (at a minimum, within the dripline of any oak tree) without first obtaining approval from a designated representative of the DRC; and* o *Irrigation lines or sprinklers shall not be allowed within the dripline of native oak trees.* • *If any of the on-site Significant Trees are heavily damaged during construction activities associated with the proposed project, the project applicant shall pay an in-lieu fee for the damaged tree(s) in accordance with Section 12.16.080 of the Placer County Code. Payment of such fees shall be ensured as a standard condition of approval by the Planning Services Division.*	
V-2. Substantially cause adverse change in the significance of a unique archaeological	S	*MM V-1: If any unknown prehistoric or historic artifacts, or other indications of archaeological resources are inadvertently found during ground-disturbing activities associated with*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			*the proposed project, all work within 100 feet of the find shall cease and the applicant shall notify the Placer County Community Development Resources Agency and retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds. If the resource is determined to be eligible for inclusion in the California Register Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the Placer County Engineering and Surveying Division for the proposed project.*	
V-5.	**Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)**	S	*MM V-2:*	*If human remains are encountered on the proposed project site during construction activities, all work within 100 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendent (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.	
VI-2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) **VI-3. Result in substantial change in topography or ground surface relief features? (ESD)**	S	*MM VI-1: The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. *Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.*	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division. *MM VI-2:* *The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.* *The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD). *The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.* *If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. *MM VI-3:* *The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:* *A. Road, pavement, and parking area design;* *B. Structural foundations, including retaining wall design (if applicable);* *C. Grading practices;* *D. Erosion/winterization;* *E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, potential for smectite clays etc.); and* *F. Slope stability.* *Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.*	

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
VI-5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD) **VI-6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)**	S	*MM VI-4:* *The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD).* *Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.* *MM VI-5:* *Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State*	LS

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Table 2-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.	
IX-3. Substantially alter the existing drainage pattern of the site or area? (ESD) **IX-4. Increase the rate or amount of surface runoff? (ESD)**	S	*MM IX-1:* *As part of the improvement plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the improvement plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal.*	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		MM IX-2: *The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Parcel Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies:* *A) Shed A - The existing 18-inch culvert at the southeastern site boundary that conveys flows under Berg Street and the existing roadside ditch immediately downstream of the culvert.* *B) Shed B - The existing roadside ditch along Douglas Boulevard and the existing culvert located on the adjacent parcel's frontage approximately 100 feet east of the eastern project boundary.* *MM IX-3:* *This project is subject to the one-time payment of drainage improvement and flood control fees (Strap Ravine) pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current*	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		estimated development fee is $1,950 per gross parcel acreage, payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. *MM IX-4:* *This project is subject to payment of annual drainage improvement and flood control fees (Strap Ravine) pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is $252 per gross parcel acreage.*	
IX-5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD) **IX-6. Otherwise substantially degrade surface water quality?(ESD)**	S	*MM IX-5:* *The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).*	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
IX-7. Otherwise substantially degrade ground water quality? (EHS)		*Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the (**CHOOSE ONE**: West **OR** East) Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.* *All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and*	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. *MM IX-6:* *The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The property owner or Property Owners' association is responsible for maintaining the legibility of stamped messages and signs.* *MM IX-7:* *The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers*	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		shall not be allowed to leak and must remain covered when not in use. *MM IX-8:* *This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related stormwater discharges are subject to all applicable requirements of said permit.* *The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.* *The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.* *MM IX-9:* *Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or*	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.	
IX-12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake,	S	*Implement MM VI-1 through 5, MM IX-1, and MM IX-5 through 9.*	LS

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
and Rollins Lake? (EHS, ESD)			
XVIII-1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or **XVIII-2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**	S	*Implement Mitigation Measures MM V-1 and MM V-2.*	LS

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