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**EXECUTIVE SUMMARY**

**2.1 INTRODUCTION**

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The Executive Summary chapter of the EIR provides an overview of the proposed projects (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4 through 15. This chapter also summarizes the alternatives to the proposed projects that are described in Chapter 18, Alternatives Analysis. Table 2-1 contains the environmental impacts associated with the proposed projects, 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 PROJECTS**

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The proposed WHI and WHII projects, are located on the south side of Douglas Boulevard, generally east of Sierra College Boulevard and west of Barton Road, within the Granite Bay Community Plan (GBCP) area of Placer County, California. The 18.09-acre WHI project site is identified by Assessor’s Parcel Number (APN) 048-151-001 and the 32.97-acre WHII project site is identified by APN 048-151-061. The two project sites are located approximately 650 feet apart. A 19.2-acre parcel owned by the Mac Bride Family Trust is located between the WHI and WHII sites.

The 18.09-acre WHI site would include the development of 24 single-family residences arranged along a private roadway extending through the neighborhood. A new private, gated road extending south from Douglas Boulevard would be constructed for project site access. The project would include a 300-foot scenic setback along the south side of Douglas Boulevard on the northern boundary of the project site. Approximately 54 percent of the site would remain as common area and open space.

The 32.97-acre WHII project site is located east of WHI, on the south side of the Douglas Boulevard/Seeno Avenue intersection. The WHII site would include the development of 55 single-family residences arranged along private roadways extending through the neighborhood and would be accessed from a new private, gated road extending south from the current Douglas Boulevard/Seeno Avenue intersection. Approximately 47 percent of the site would remain as common area and open space. The residential units for both projects are proposed as single-story residences.

The following sections include a list of the requested entitlements for the WHI and WHII projects. Please refer to Chapter 3, Project Description, of this EIR for a detailed description of the WHI and WHII entitlements, as well as a full list of the project objectives.

## WHI

The project applicant is requesting Placer County approval of the following entitlements for the WHI project:

- General Plan Amendment/Community Plan Amendment (GBCP) for a portion of the site from Rural Low Density Residential (0.9 – 2.3 Ac. minimum parcel size) and Rural Residential (2.3 – 4.6 Ac. minimum parcel size) to Low Density Residential (0.4 – 0.9 Ac. minimum) and for the 300-foot setback area to Open Space;
- Rezone to change Planned Development designation from 0.5 to 1.4 dwelling units per acre so that zoning changes from RA-B-100 PD=0.5 to RA-B-20 PD=1.4 and for the 300-foot setback area to Open Space;
- Variance to lot coverage allowing up to 50 percent coverage for single-story residences, where 25 to 40 percent is normally allowed;
- Conditional Use Permit to construct a Planned Residential Development; and
- Vesting Tentative Subdivision Map for the subdivision of 18.09 acres into a 24-lot Planned Residential Development with seven open space and common area lots.

## WHII

The project applicant is requesting Placer County approval of the following entitlements for the WHII project:

- General Plan Amendment/Community Plan Amendment (GBCP) from Rural Residential (2.3 – 4.6 Ac. minimum parcel size) and Rural Low Density Residential (0.9 – 2.3 Ac. Minimum) to Low Density Residential (0.4 – 0.9 Ac. minimum) and to Open Space for the proposed open space area south of Douglas Boulevard, which includes the 300-foot setback area;
- Rezone from RA-B-100 to RA-B-20 PD=1.75 and for the 300-foot setback area to Open Space;
- Variance to lot coverage allowing up to 50 percent coverage for single-story residences, where 30 to 40 percent is normally allowed;
- Conditional Use Permit to construct a Planned Residential Development; and
- Vesting Tentative Subdivision Map for the subdivision of 32.97 acres into a 55-lot Planned Residential Development with eleven open space and common area lots.

## **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 and/or reduce the severity of significant and unavoidable impacts. Such mitigation measures are found in the Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils/Mineral Resources, Hazards and

Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Circulation, and Cumulative Impacts and Other CEQA Sections chapters of this EIR. The mitigation measures presented in this EIR 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 is presented in Table 2-1. In addition, Table 2-1 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**

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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;
- Buildout Pursuant to Existing Zoning Alternative; and
- Reduced Density 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 18, Alternative Analysis.

### **No Project (No Build) Alternative**

The No Project (No Build) Alternative assumes that the proposed project sites would remain in their current condition and would not be developed. The No Project (No Build) Alternative would not meet any of the project objectives. Because proposed project sites would not be modified and the No Project (No Build) Alternative would not involve disturbance of the sites or construction activities, the Alternative would not result in impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils/Mineral Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Circulation, or Utilities and Service Systems. Thus, none of the impacts identified for the proposed projects would occur under the No Project (No Build) Alternative, and the mitigation measures included in this EIR would not be necessary.

### **Buildout Pursuant to 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 Buildout Pursuant to Existing Zoning

Alternative would consist of buildout of the proposed project sites per the current Placer County zoning designations at the maximum achievable density.

As discussed in Chapter 3, Project Description, of this EIR, the current Placer County zoning designations for the WHI site is Residential Agricultural, minimum Building Site of 100,000 square feet [sf], combining Planned Residential Development of 0.5 units per acre (RA-B-100 PD=0.5), while the current zoning designation for the WHII site is Residential Agricultural, minimum Building Site of 100,000 sf. The foregoing zoning designations would allow for development of eight total residential units within the WHI project site and ten total residential units within the WHII project site.

The Buildout Pursuant to Existing Zoning Alternative would allow for development of the project sites in a manner consistent with many of the project objectives. For instance, the Buildout Pursuant to Existing Zoning Alternative would meet project objectives 1, 3, 5, 6, 7, 10, 11, 12, and 15. However, because the Buildout Pursuant to Existing Zoning Alternative would develop the project sites with residential densities lower than that of the proposed projects, with larger lots than those included in the proposed projects, the Buildout Pursuant to Existing Zoning Alternative would not meet project objectives 4, 8, and 9. Furthermore, Granite Bay includes a larger number of large-lot and rural type developments, and the Buildout Pursuant to Existing Zoning Alternative would add to this existing stock without providing housing diversity as sought in project objective 14. Finally, considering the limited number of dwelling units included in the Buildout Pursuant to Existing Zoning Alternative as well as the existing site constraints, development of the Buildout Pursuant to Existing Zoning Alternative may not provide a sufficient number of units to support the necessary improvements to public facilities, and the Buildout Pursuant to Existing Zoning Alternative may not achieve project objective 13.

For WHI, the Buildout Pursuant to Existing Zoning Alternative would result in similar impacts as the proposed WHI project related to noise, transportation and circulation, and utilities and service systems. Impacts to all other issue areas analyzed in this EIR would be reduced under the Alternative compared to the WHI project. For WHII only and WHI and WHII combined, the Building Pursuant to Existing Zoning Alternative would result in similar impacts as the proposed projects related to utilities and service systems. Impacts to all other issue areas analyzed in this EIR would be reduced under the Alternative compared to WHII only and WHI and WHII combined. With the exception of Mitigation Measures 12-2 and 14-3, the mitigation measures included in this EIR would still be necessary to mitigate impacts related to the Buildout Pursuant to Existing Zoning Alternative under all scenarios.

### **Reduced Intensity Alternative**

The Reduced Density Alternative would consist of buildout of the proposed project sites at densities lower than those of the proposed project, but higher than that of the Buildout Pursuant to Existing Zoning Alternative. Where the proposed project would include development of 24 units in the WHI project site, and 55 units in the WHII project site, the Reduced Density Alternative would include development of 16 units within the WHI project site and 38 units within the WHII project site. It should be noted that both the WHI and WHII project sites were identified as a “Mixed-Residential Opportunity Area,” in the GBCP, which are envisioned as allowing a variety

of housing types including apartments, lofts, townhomes, live/work units, condominiums, and clustered units in order to provide higher density along the Douglas Boulevard corridor, near services and adequate infrastructure.

The Reduced Density Alternative would allow for development of the project sites in a manner consistent with many of the project objectives. For instance, the Reduced Density Alternative would meet project objectives 1, 3, 5, 6, 7, 9, 10, 11, 12, 14, and 15. However, because the Reduced Density Alternative would develop the project sites with residential densities lower than the proposed projects, the Reduced Density Alternative would not meet project objectives 4 and 8. Considering the limited number of dwelling units included in the Reduced Density Alternative as well as the existing site constraints, development of the Reduced Density Alternative may not provide a sufficient number of units to support the necessary improvements to public facilities, and the Reduced Density Alternative may not achieve project objective 13.

For WHI, the Reduced Density Alternative would result in similar impacts as the proposed WHI project related to noise, transportation and circulation, and utilities and service systems. Impacts to all other issue areas analyzed in this EIR would be reduced under the Alternative compared to the WHI project. For WHII only and WHI and WHII combined, the Reduced Density Alternative would result in similar impacts as the proposed projects related to noise and utilities and service systems. Impacts to all other issue areas analyzed in this EIR would be reduced under the Alternative compared to WHII only and WHI and WHII combined. With the exception of Mitigation Measure 14-3, the mitigation measures included in this EIR would still be necessary to mitigate impacts related to the Reduced Density Alternative under all scenarios.

## **2.5 AREAS OF CONTROVERSY**

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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:

- Impacts on aesthetics of the project area;
- Wastewater treatment plant capacity;
- Runoff and pollution in Strap Ravine;
- Impact mitigations proposed by the CDFW;
- Native American resources and consultation;
- Soil testing of impacts from mining activities;
- Hazards and hazardous materials;
- Drainage and flooding issues;
- Water quality issues;
- Population density increases;
- Loss of open space;
- Compliance with the GBCP;
- Increased noise pollution;
- Effects on Roseville School District;
- Increased crime rates;
- Increase in traffic volumes on existing surrounding roadways;

- Sewer line construction and capacity; and
- Cumulative impacts to all issue areas and long-term effects.

Table 2-1 below lists the mitigation measures proposed by this EIR as related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils/Mineral Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Circulation, and cumulative impacts.

**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4. Aesthetics</b>			
<b>4-1 Degradation of the existing visual character or quality of the project sites and/or the sites' surroundings.</b>	S	<p><i>WHI and WHII</i></p> <p>4-1(a) <i>All onsite utilities shall be undergrounded from the point of connection. This information shall be shown on the project Improvement Plans.</i></p> <p>4-1(b) <i>All frontage improvements including, but not limited to, landscaping, trails, fencing, the gated entry features, signage and lighting shall be reviewed and approved by the Development Review Committee (DRC). DRC review shall be conducted concurrent with submittal of project Improvement Plans and shall be completed prior to Improvement Plan approval. Project frontage improvements shall comply with the Granite Bay Community Plan Community Design Element. Frontage improvements shall preserve, to the maximum extent possible, existing native trees along the project frontage; newly planted trees shall consist primarily of native tree species listed in the Community Design Element. The entryway features, including cross section views, shall be shown on the Improvement Plans. The decorative masonry entry wall material and design shall be approved by the Development Review Committee prior to construction. Drought tolerant landscaping shall be installed within the Douglas Boulevard right-of-way, including the meandering multi-use trail and split-rail</i></p>	LS

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		<p><i>fencing, and may include low berming to provide additional screening.</i></p> <p><i>WHI</i></p> <p><i>4-1(c) The Improvement Plans and Final Subdivision Map shall show Open Space and Restricted Open Space. Areas located on Lots B, C, H, and I as depicted on the Tentative Subdivision Map, shall be defined and monumented as “Open Space”. Areas located on Lots F and G shall be defined and monumented as “Restricted Open Space”.</i></p> <p><i>One of the purposes of the proposed restricted open space areas is for the protection of the 300’ scenic setback on the south side of Douglas Boulevard. A note shall be provided on the Final Subdivision Map information sheet prohibiting any disturbances within such areas, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the areas; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department,</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>and only with the written consent of Development Review Committee.</i></p> <p><i>WHII</i></p> <p><i>4-1(d) The Improvement Plans and Final Subdivision Map shall show Open Space – Common Areas. Areas located on Lots B, C, D, E, and F as depicted on the Tentative Subdivision Map, shall be defined and monumented as “Common Area”. Lots H, I, J, K, and L shall be defined as “Restricted Open Space”.</i></p> <p><i>One of the purposes of the proposed restricted open space areas is for the protection of the 300’ scenic setback on the south side of Douglas Boulevard. A note shall be provided on the Final Subdivision Map information sheet prohibiting any disturbances within such areas, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the areas; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department,</i></p>	

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<b>Table 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
		<i>and only with the written consent of Development Review Committee.</i>	
<b>4-2</b> Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.	S	<p><i>WHI and WHII</i></p> <p>4-2 <i>Streetlights at the project entries shall not exceed the minimum standard required by the Department of Public Works and Facilities (DPWF) unless otherwise approved by the DRC. Any street lighting required by DPWF for safe roadway access at project entries shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All streetlights shall be reviewed and approved by the DRC for design, location, and photometrics. A limited amount of low-intensity bollard lighting may be utilized along the on-site roadways, subject to DRC approval.</i></p>	LS
<b>5. Air Quality</b>			
<b>5-1</b> Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction.	S	<p><i>WHII</i></p> <p>5-1(a) <i>Prior to approval of any Improvement Plans, the project applicant shall submit to the Placer County Air Pollution Control District (PCAPCD) a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all off-road diesel-powered equipment over 25 horsepower (including owned, leased, and subcontractor equipment). With submittal of the equipment inventory, the contractor shall provide a written calculation to the PCAPCD for</i></p>	SU

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>approval demonstrating that the heavy-duty off-road vehicles over 25 horsepower to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent of NO<sub>x</sub> and 45 percent of DPM reduction as compared to California Air Resources Board (CARB) statewide fleet average emissions. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the PCAPCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. In addition, all off-road equipment working at the construction site must be maintained in proper working condition according to manufacturer's specifications.</i></p> <p><i>Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</i></p>	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Idling shall be limited to five minutes or less for all on-road related and/or delivery trucks in accordance with CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation. Clear Signage regarding idling restrictions should be placed at the entrances to the construction site.</i></p> <p><i>WHI and WHII (if constructed concurrently)</i></p> <p><i>5-1(b) Implement Mitigation Measure 5-1(a).</i></p>	
<p><b>5-2 Violate any air quality standard or contribute substantially to an existing or projected air quality violation during operations, and conflict with or obstruct implementation of the applicable air quality plan.</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p><b>5-3 Expose sensitive receptors to substantial pollutant concentrations.</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p><b>5-4 Create objectionable odors affecting a substantial number of people.</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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<b>Table 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
<b>6. Biological Resources</b>			
<b>6-1</b> Have a substantial adverse effect, either directly or through habitat modifications, on a special-status plant species.	S	<p><i>WHI</i></p> <p><i>6-1(a) Special-status plant surveys were conducted within the WHI site in 2014 and in 2015. Although no special-status plant species were identified, the previous survey results are only valid for three years. Therefore, new focused plant surveys shall be performed according to CDFW and CNPS protocol, as generally described below.</i></p> <p><i>Prior to Improvement Plan approval for the WHI project, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of Sanford’s arrowhead and/or big-scale balsamroot. Furthermore, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the presence/absence of such species. The survey(s) shall be conducted on-site during the identification periods (bloom periods) for Sanford’s arrowhead and big-scale balsamroot. Survey results shall be submitted to the Placer County Community Development Resource Agency. If special-status plant species are not found to be present during the focused survey(s), then no further action is required.</i></p>	LS

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>If any special-status plant species are found, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail the various mitigation approaches to ensure no net loss of the special-status plant(s). Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials, such as transplant or propagation, where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species.</i></p> <p><i>WHII</i></p> <p><i>6-1(b) Protocol level special-status plant surveys were conducted within the WHII site in 2015, and the EVA area in 2018. Although no special-status plant species were identified, the previous survey results are only valid for three years. Therefore, new focused plant surveys shall be performed within the WHII site, and the EVA area should project initiation occur after 2021. New focused plant surveys shall be performed according to CDFW and CNPS protocol, as generally described below.</i></p> <p><i>Prior to Improvement Plan approval for WHII, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of Sanford's</i></p>	

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		<p><i>arrowhead and/or big-scale balsamroot. In addition, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the presence/absence of such species. The survey(s) shall be conducted on-site as well as in any off-site improvement areas during the identification periods (bloom periods) for Sanford's arrowhead and big-scale balsamroot. Survey results shall be submitted to the Placer County Community Development Resource Agency. If special-status plant species are not found to be present during the focused survey(s), then no further action is required.</i></p> <p><i>If any special-status plant species are found, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail the various mitigation approaches to ensure no net loss of the special-status plant(s). Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species.</i></p>	
<p><b>6-2 Have a substantial adverse effect, either directly or through habitat modifications, on special-status fish species.</b></p>	<p>S</p>	<p><i>WHI and WHII</i></p> <p>6-2 Implement Mitigation Measures 8-2(a), 8-3(a), and 8-3(b).</p>	<p>LS</p>

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		<p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-2 may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p><b>6-3 Have a substantial adverse effect, either directly or through habitat modifications, on special-status reptiles.</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p><b>6-4 Have a substantial adverse effect, either directly or through habitat modifications, on other special-status birds or birds protected under the MBTA.</b></p>	<p>S</p>	<p><i>WHI and WHII</i></p> <p>6-4 <i>If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If the pre-</i></p>	<p>LS</p>

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		<p><i>construction survey does not show evidence of active nests, a letter report documenting the results of the survey shall be provided to the Placer County Community Development Resource Agency, and additional measures are not required. If construction does not commence within three days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required. The survey is valid for one construction season.</i></p> <p><i>If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the project footprint, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. 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 an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough</i></p>	

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		<p><i>from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-4 may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p><b>6-5 Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct</b></p>	<p>S</p>	<p><i>WHI</i></p> <p><i>6-5(a) To the extent feasible, the project shall be designed to avoid and minimize adverse effects to waters of the U.S. and jurisdictional waters of the State of California within the project site. Prior to Improvement Plan approval for the project, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to</i></p>	<p>LS</p>

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**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation																		
removal, filling, hydrological interruption, or other means.		<p><i>jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy and GBCP Policy 5.3.9. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines. Specifically, the applicant shall purchase wetland preservation and creation credits from an USACE-approved Conservation/Mitigation Bank at the following compensation ratios, as shown in Table 6-8:</i></p> <table border="1" data-bbox="913 764 1730 980"> <thead> <tr> <th colspan="4" data-bbox="913 764 1730 841"> <b>Table 6-8                      WHI Waters of U.S./State Inventory Table</b> </th> </tr> <tr> <th data-bbox="913 841 1241 911" rowspan="2">Type of Aquatic Resource</th> <th data-bbox="1241 841 1493 911" rowspan="2">Impact Area (Acres)</th> <th colspan="2" data-bbox="1493 841 1730 873">Mitigation</th> </tr> <tr> <th data-bbox="1493 873 1612 911">Ratio</th> <th data-bbox="1612 873 1730 911">Credits</th> </tr> </thead> <tbody> <tr> <td data-bbox="913 911 1241 943">Wetlands</td> <td data-bbox="1241 911 1493 943">0.33</td> <td data-bbox="1493 911 1612 943">1:1</td> <td data-bbox="1612 911 1730 943">0.33</td> </tr> <tr> <td data-bbox="913 943 1241 980">Strap Ravine</td> <td data-bbox="1241 943 1493 980">0.02</td> <td data-bbox="1493 943 1612 980">2:1</td> <td data-bbox="1612 943 1730 980">0.04</td> </tr> </tbody> </table> <p><i>If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p><i>1600 LSAA. The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of</i></p>	<b>Table 6-8                      WHI Waters of U.S./State Inventory Table</b>				Type of Aquatic Resource	Impact Area (Acres)	Mitigation		Ratio	Credits	Wetlands	0.33	1:1	0.33	Strap Ravine	0.02	2:1	0.04	
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**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>all of the activities associated with the WHI project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs.</i></p> <p><i>In addition, during the five-year term of the Streambed Alteration Agreement, the project proposes to include invasive plant removal on the project sites. Although there are some extensive Himalayan blackberry thickets that have been identified within the project site, CDFW staff have not been in favor of removal. A qualified biologist</i></p>	

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**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>will identify, flag and oversee the removal of other invasive species that are located. There are no proposed success criteria for the removal.</i></p> <p><i><u>PCCP</u>. In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project’s own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-5(c) may be replaced with the PCCP’s mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p><i>WHII</i></p> <p><i>6-5(b) To the extent feasible, the project shall be designed to avoid and minimize adverse effects to waters of the U.S. and jurisdictional waters of the State of California within the project area. Prior to Improvement Plan approval for the project, a Section 404 permit for fill of jurisdictional</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation														
		<p>wetlands shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy and GBCP Policy 5.3.9. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines. Specifically, the applicant proposes to purchase 0.04-acre of riparian habitat at the Sacramento River Ranch as mitigation for impacts to Strap Ravine, and 0.91-acre seasonal wetland credits from an USACE-approved Conservation/Mitigation Bank, as shown in Table 6-9:</p> <table border="1" data-bbox="919 865 1730 1081"> <caption data-bbox="1041 873 1608 938"><b>Table 6-9                      WHII Waters of U.S./State Inventory Table</b></caption> <thead> <tr> <th data-bbox="919 938 1241 1008" rowspan="2">Type of Aquatic Resource</th> <th data-bbox="1241 938 1488 1008" rowspan="2">Impact Area (Acres)</th> <th colspan="2" data-bbox="1488 938 1730 976">Mitigation</th> </tr> <tr> <th data-bbox="1488 976 1610 1008">Ratio</th> <th data-bbox="1610 976 1730 1008">Credits</th> </tr> </thead> <tbody> <tr> <td data-bbox="919 1008 1241 1045">Wetland</td> <td data-bbox="1241 1008 1488 1045">0.91</td> <td data-bbox="1488 1008 1610 1045">1:1</td> <td data-bbox="1610 1008 1730 1045">0.91</td> </tr> <tr> <td data-bbox="919 1045 1241 1081">Strap Ravine</td> <td data-bbox="1241 1045 1488 1081">0.02</td> <td data-bbox="1488 1045 1610 1081">2:1</td> <td data-bbox="1610 1045 1730 1081">0.04</td> </tr> </tbody> </table> <p data-bbox="1058 1117 1734 1317">If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the Placer County Community Development Resource Agency.</p>	Type of Aquatic Resource	Impact Area (Acres)	Mitigation		Ratio	Credits	Wetland	0.91	1:1	0.91	Strap Ravine	0.02	2:1	0.04	
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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i><u>1600 LSAA.</u> The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of all of the activities associated with the WHII project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs.</i></p> <p><i>In addition, during the five-year term of the Streambed Alteration Agreement, the project proposes to include invasive plant removal on the project sites. Although there</i></p>	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>are some extensive Himalayan blackberry thickets that have been identified within the project site, CDFW staff have not been in favor of removal. A qualified biologist will identify, flag and oversee the removal of other invasive species that are located. There are no proposed success criteria for the removal.</i></p> <p><i><u>PCCP.</u> In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-5(d) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p><i>6-5(c) Prior to Improvement Plan approval, the project applicant shall submit a wetland delineation for the off-site man-made ditch within the temporary construction staging area for WHII that has been verified by the</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>USACE. If USACE verifies that the ditch is jurisdictional, and the improvements would result in discharge of fill within the feature, then a Section 404 permit shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy. To the extent feasible, however, the construction staging area/staging of equipment shall be designed to avoid and minimize adverse effects to waters of the U.S. or jurisdictional waters of the State of California within the project area.</i></p> <p><i>If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p><i>WHI and WHII</i></p> <p><i>6-5(d) Prior to approval of Improvement Plans, the following notes shall be provided on the plans for review and approval by the Placer County Community Development Resource Agency. High visibility and silt fencing shall be erected at the edge of construction/maintenance footprint if work is anticipated to occur within 50 feet of potentially jurisdictional features and riparian areas which are</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p><i>proposed for avoidance. A biological monitor shall be present during the fence installation and during any initial grading or vegetation clearing activities within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance.</i></p> <p>6-5(e) <i>On-site avoidance areas shall be protected with a declaration of covenants and development restrictions for each project site. Prior to approval of Improvement Plans, a long-term management plan shall be drafted requiring the future Homeowner’s Association for the project site to continue management of the avoidance areas in perpetuity. Implementation of the management plans shall be funded by an assessment of the landowners within each project site, and shall include measures such as trash removal and general maintenance. The long-term management plans shall be submitted for review and approval to the Placer County Community Development Resource Agency.</i></p>	
<p><b>6-6</b> 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 or</p>	<p>LS</p>	<p>None required.</p>	<p>N/A</p>

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
restrict the range of an endangered, rare, or threatened species.			
<p><b>6-7</b> Have a substantial adverse effect on the environment by converting oak woodlands, conflict with any local policies or ordinances that protect biological resources, including oak woodland resources, and/or have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by CDFW, the USFWS, the USACE, or the NMFS.</p>	S	<p><i>WHI and WHII</i></p> <p>6-7(a) <i>To mitigate for the loss of oak woodlands and cottonwoods, the project applicant(s) shall obtain a Tree Permit from Placer County’s Planning Services Division prior to construction activities that could impact protected trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall occur off-site and shall consist of one of the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080(C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties, and cottonwood canopy impacts at a 4:1 ratio, consistent with requests made by the California Department of Fish and Wildlife. These fees shall be calculated based upon the current market value of similar cottonwood and oak woodland acreage</i></li> </ul>	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
		<p><i>preservation and an endowment to maintain the land in perpetuity.</i></p> <ul style="list-style-type: none"> <li>• <i>Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio and cottonwood canopy impacts at a 4:1 ratio.</i></li> <li>• <i>Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.</i></li> </ul> <p><i>In addition, the WHI applicant shall provide payment to the Tree Mitigation Fund for impacts to approximately 147 inches of significant oak trees, as determined prior to approval of Improvement Plans. The WHII applicant shall provide payment to the Tree Mitigation Fund for impacts to approximately 777 inches of significant oak trees.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then Mitigation Measure 6-7(a) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p>6-7(b) <i>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:</i></p> <ul style="list-style-type: none"> <li>• <i>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 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</i></li> </ul>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>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.</i></p> <ul style="list-style-type: none"> <li>• <i>The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:</i> <ul style="list-style-type: none"> <li>○ <i>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;</i></li> <li>○ <i>Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;</i></li> <li>○ <i>Cuts and fills around trees shall be avoided where feasible;</i></li> </ul> </li> </ul>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> <li>○ 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;</li> <li>○ 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;</li> <li>○ Underground utility line trenching shall not be placed within the driplines of oak 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;</li> <li>○ 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</li> <li>○ Irrigation lines or sprinklers shall not be allowed within the dripline of native oak trees.</li> </ul>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> <li><i>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.</i></li> </ul>	
<b>6-8 Interfere Substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sties.</b>	LS	<i>None required.</i>	N/A
<b>6-9 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</b>	NI	<i>None required.</i>	N/A
<b>7. Cultural Resources</b>			
<b>7-1 Cause a substantial adverse change in the significance of a historical resource as defined</b>	S	<i>WHI and WHII (including WHII Off-Site EVA Improvement Area and Temporary Construction Area)</i>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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<p><b>in CEQA Guidelines, Section 15064.5.</b></p>		<p>7-1 <i>The possibility exists that previously unknown historic resources are located below the ground surface. In the event that historic resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine whether the resource requires further study. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historical resources could consist of, but are not limited to, trash scatters containing historic-era mining tools and equipment, dredge tailings, adits, and other historic-era mining-related features. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</i></p>	
<p><b>7-2 Cause a substantial adverse change in the significance of an archeological resource pursuant to CEQA Guidelines, Section 15064.5.</b></p>	<p>S</p>	<p>WHI and WHII</p> <p>7-2(a) <i>The project applicant shall preserve in place the recorded bedrock milling stations, with a maximum 5-foot wide buffer zone established around their boundary. No ground-disturbing activities shall take place within the buffer zones. In order to ensure that no disturbance</i></p>	<p>LS</p>

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		<p><i>occurs to the resources during project construction, temporary, protective orange field fencing shall be installed around the established buffer zones.</i></p> <p><i>Additionally, the applicant shall install a small, permanent plaque for each bedrock milling station describing the resource and its association with indigenous Native Americans. As requested, the applicant shall consult with the United Auburn Indian Community of the Auburn Rancheria regarding the wording on the plaques.</i></p> <p><i>A qualified archaeologist shall monitor the installation and removal of protective orange field fencing to be installed around the buffer zones established for the bedrock milling stations. The qualified archaeologist shall also periodically monitor the fencing to ensure it remains upright and intact during construction and ground-disturbing activities for the projects.</i></p> <p><i>The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans.</i></p> <p><i>WHI and WHII (including WHII Off-Site EVA Improvement Area and Temporary Construction Area)</i></p>	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>7-2(b) <i>Prior to initiation of ground-disturbing activities, qualified archaeologists shall conduct a short awareness training session for all construction workers and supervisory personnel. The course would explain the importance of, and legal basis for, the protection of significant archaeological resources. Each worker would also learn the proper procedures to follow in the event cultural resources or human remains/burials are uncovered during construction activities, including work curtailment or redirection and to immediately contact their supervisor and the archaeological monitor. The worker education session shall include visuals of artifacts (prehistoric and historic) that might be found in the project vicinity, and shall take place on the construction site immediately prior to the start of construction. Proof of training completion shall be submitted to the Placer County Planning Services Division.</i></p> <p>7-2(c) <i>During construction activities on the project site, a qualified archaeologist (pursuant to the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation (36 CFR Part 61) shall monitor any ground-disturbing activity in native soils or sediments. The United Auburn Indian Community of the Auburn Rancheria shall be apprised of the construction schedules in order to provide Tribal Monitors, if desired, to monitor during construction or ground-disturbing activity in</i></p>	

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		<p><i>native soils or sediments for the project. In the event of a discovery, ground-disturbing activities shall halt within a 100-foot radius of the find to evaluate eligibility, assess effects, and determine appropriate treatment methods. Pursuant to CEQA Guidelines Section 15126.4, preservation in place shall be the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.</i></p> <p><i>When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted by the lead agency and involved tribe(s), if applicable, prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center.</i></p> <p><i>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.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<p><b>7-3</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>S</p>	<p><i>WHI and WHII</i></p> <p>7-3(a) <i>Once grading plans are available, a qualified professional paleontologist (as defined by the Society of Vertebrate Paleontologists, 2010), shall determine the level of monitoring necessary based on formations to be impacted by grading and other earthmoving. Monitoring is required for all earth-disturbing construction activities that impact the Ione Formation.</i></p> <p><i>If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project applicant, the Placer County Division of Museums, and Placer County Planning Services Division. Should fossils be discovered, increased monitoring shall occur. The monitor shall have the authority to divert away from exposed resources temporarily in order to recover the specimens.</i></p> <p><i>The paleontologist shall determine appropriate protocols which ensure proper exploration and/or salvage of all fossils. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, University of California, Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the</i></p>	<p>LS</p>

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**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Placer County Division of Museums for purposes of public education and interpretive displays. Such actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Division of Museums. The paleontologist shall submit a follow-up report to the Division of Museums and Planning Services Division, which shall include the period of inspections, an analysis of the fossils found, and repository of the fossils.</i></p> <p>7-3(b) <i>Within 90 days following the end of project excavations, the project paleontologist shall prepare a final report, summarizing the complete mitigation program, describing and illustrating any fossils recovered, along with their significance, and certifying that the paleontological resource impact mitigation program resulted in insignificant impacts on paleontological resources as required by CEQA. The acceptance of the final report by the County Planning Services Division shall complete the mitigation program.</i></p>	
<p><b>7-4 Disturb any human remains, including those interred outsides of formal cemeteries.</b></p>	<p>S</p>	<p>WHI and WHII (including WHII Off-Site EVA Improvement Area and Temporary Construction Area)</p> <p>7-4 <i>If human remains are encountered on the proposed project sites or off-site improvement area 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</i></p>	<p>LS</p>

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p><i>County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native 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.</i></p>	
<p><b>7-5 Have the potential to cause a physical change, which would affect unique ethnic cultural values, restrict existing religious or sacred uses within the potential impact area, or cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074.</b></p>	<p>S</p>	<p><i>WHI and WHII (including WHII Off-Site EVA Improvement Area and Temporary Construction Area)</i></p> <p>7-5      <i>Implement Mitigation Measures 7-2(a) through 7-2(c).</i></p>	<p>LS</p>

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>8. Geology and Soils/Mineral Resources</b>			
<b>8-1 Expose people or structures to unstable earth conditions or changes in geologic substructures, or result in exposure of people or property to geologic and geomorphological (i.e., Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards, or be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property.</b>	LS	<i>None required.</i>	N/A
<b>8-2 Result in significant disruptions, displacements, compaction or overcrowding of the soil, or in substantial change in topography or ground surface relief features.</b>	S	<i>WHI and WHII</i>  8-2(a) <i>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. The plans shall show all physical improvements as required by the conditions for the projects as well as pertinent topographical features both</i>	LS

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>on and off site. All existing and proposed utilities and easements, on site and adjacent to the projects, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, 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.</i></p> <p><i>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</i></p> <p><i>Prior to the County’s final acceptance of the project’s improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County’s Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)</i></p> <p>8-2(b) <i>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</i></p>	

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

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		<p><i>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.</i></p> <p><i>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 make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)</i></p> <p>8-2(c) <i>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. The report shall address and make recommendations on the following:</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>A. Road, pavement, and parking area design;                      B. Structural foundations, including retaining wall design (if applicable);                      C. Grading practices;                      D. Erosion/winterization;                      E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.); and                      F. Slope stability.</p> <p>Once approved by the Engineering and Surveying Division (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.</p> <p>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions,</p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Covenants and Restrictions (CC&amp;Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). (ESD)</i></p> <p>8-2(d) <i>The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (ESD)</i></p> <p>8-2(e) <i>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 Department 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. (ESD)</i></p>	
<p><b>8-3 Result in any significant increase in wind or water erosion of soils, either on or off</b></p>	<p>S</p>	<p><i>WHI and WHII</i></p>	<p>LS</p>

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<p><b>the site features, or result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake.</b></p>		<p>8-3(a) <i>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]).</i></p> <p><i>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.</i></p> <p><i>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</i></p>	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>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. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)</i></p> <p>8-3(b) <i>Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application &amp; 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 storm water quality permit. (ESD)</i></p>	
<p><b>8-4 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-</b></p>	<p>S</p>	<p>WHII</p> <p>8-4 <i>Prior to Improvement Plan approval for the WHII site, any open mine shafts, pits or surface openings on the property shall be assessed by a California licensed</i></p>	<p>LS</p>

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site landslide, lateral spreading, subsidence, liquefaction, or collapse.		<i>Professional Engineer or Geologist to determine structural stability. The method by which the opening shall be properly closed under the oversight of the professional engineer or geologist and certified safe for future development shall be submitted to the County prior to approval of the Improvement Plans. Once complete, notice shall be provided to the County from the hired professional that the work was completed to industry accepted standards. (EH)</i>	
<b>8-5</b> The loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	LS	None required.	N/A
<b>9. Hazards and Hazardous Materials</b>			
<b>9-1</b> Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials.	LS	None required.	N/A

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<p><b>9-2</b> Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment; create any health hazard or potential health hazard; or expose people to existing sources of potential health hazards.</p>	S	<p><i>WHI and WHII</i></p> <p>9-2 <i>If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered at the project sites, the impacted area(s) should be isolated from surrounding, non-impacted areas. The project environmental professional shall obtain samples of the potentially impacted soil for analysis of the contaminants of concern and comparison with applicable regulatory residential screening levels (i.e., Environmental Screening Levels, California Human Health Screening Levels, Regional Screening Levels, etc.). Where the soil contaminant concentrations exceed the applicable regulatory residential screening levels, the impacted soil shall be excavated and disposed of offsite at a licensed landfill facility to the satisfaction of the PCEHD.</i></p>	LS
<p><b>9-3</b> Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school.</p>	LS	<p><i>None required.</i></p>	N/A
<p><b>9-4</b> 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 create a</p>	NI	<p><i>None required.</i></p>	N/A

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significant hazard to the public or the environment.			
<b>9-5</b> 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.	LS	<i>None required.</i>	N/A
<b>10. Hydrology and Water Quality</b>			
<b>10-1</b> Violate any federal, State, or County potable water quality standards, create or contribute runoff water which would include substantial additional sources of polluted water, or otherwise substantially degrade surface or ground water quality during construction.	S	<i>WHI and WHII</i>  <i>10-1 Implement Mitigation Measures 8-2(a), 8-2(b), 8-3(a), and 8-3(b).</i>	LS
<b>10-2</b> Violate any federal, State, or County potable water quality standards, create or contribute runoff water which would include substantial additional sources of polluted water, or	S	<i>WHI and WHII</i>  <i>10-2(a) Implement Mitigation Measure 8-3(a).</i>  <i>10-2(b) The Improvement Plans shall include the message details, placement, and locations showing that all storm drain</i>	LS

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<p><b>otherwise substantially degrade surface or ground water quality during operations.</b></p>		<p><i>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 Homeowners Association is responsible for maintaining the legibility of stamped messages and signs. (ESD)</i></p> <p>10-2(c) <i>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.</i></p> <p><i>The project applicant 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</i></p>	

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		<p><i>equivalent manual, and shall be shown on the Improvement Plans.</i></p> <p><i>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. (ESD)</i></p> <p><i>10-2(d) Per the State of California NPDES Phase II MS4 Permit, the WHI and WHII projects are Regulated Projects that creates and/or 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 the projects 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</i></p>	

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		<i>other LID measures that result in post-project flows that mimic pre-project conditions.</i>	
<b>10-3 Substantially alter the existing drainage pattern of the site or area, or increase the rate or amount of surface runoff.</b>	S	<i>WHI and WHII</i>  10-3(a) <i>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. (ESD)</i>	LS

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		<p>10-3(b) <i>This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$328 per single family residential unit, 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. (ESD)</i></p> <p>10-3(c) <i>This project is subject to payment of annual drainage improvement and flood control fees 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 \$43 per single family residential unit. (ESD)</i></p>	
<p><b>10-4 Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or flood hazard delineation map, place</b></p>	<p>S</p>	<p>WHI and WHII</p> <p>10-4(a) <i>On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Strap Ravine across the WHI site</i></p>	<p>LS</p>

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<p><b>within a 100-year floodplain structures which would impede or redirect flood flows, or 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.</b></p>		<p><i>and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)</i></p> <p>10-4(b) <i>On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Strap Ravine and the unnamed tributary flowing diagonally across the WHII site from the southeast to the northwest and into Strap Ravine, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)</i></p> <p>10-4(c) <i>On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show that the finished building pad elevations will be a minimum of two feet above the 100-year flood plain line (or finished floor – three feet above the 100-year floodplain line) for all lots adjacent to Strap Ravine and any unnamed tributary. The final pad elevations shall be certified by a California Registered Civil Engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet(s) to the satisfaction of Development Review Committee. (ESD)</i></p> <p><i>10-4(d) Include the following standard note on the Improvement Plans: “No grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code).” The location of the 100-year flood plain shall be shown on the Improvement Plans. (ESD)</i></p> <p><i>10-4(e) The final drainage report shall demonstrate that the proposed project will not significantly increase the limits or water surface elevation of the Strap Ravine 100-year floodplain upstream and downstream of the project site to the satisfaction of the Engineering and Surveying Division and the Placer County Flood Control District.</i></p> <p><i>10-4(f) Prior to Improvement Plan approval and if required by the Federal Emergency Management Agency (FEMA), the applicant shall obtain from FEMA, a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within</i></p>	

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<b>Table 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
		<i>a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division prior to approval of Improvement Plans. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete. (ESD)</i>	
<b>10-5</b> Interfere substantially with groundwater recharge or alter the direction or rate of flow of groundwater.	LS	<i>None required.</i>	N/A
<b>11. Land Use and Planning/Population and Housing</b>			
<b>11-1</b> Physically divide an established community, disrupt or divide the physical arrangement of an established community (including a low-income or minority community), or result in a substantial alteration of the present or planned land use of an area.	LS	<i>None required.</i>	N/A
<b>11-2</b> Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or	LS	<i>None required.</i>	N/A

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**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
mitigating an environmental effect.			
<b>11-3</b> Result in the development of incompatible uses and/or the creation of land use conflicts.	LS	<i>None required.</i>	N/A
<b>11-4</b> Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure).	LS	<i>None required.</i>	N/A
<b>11-5</b> Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	LS	<i>None required.</i>	N/A
<b>12. Noise</b>			
<b>12-1</b> 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	LS	<i>None required.</i>	N/A

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**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
noise levels in the project vicinity above levels existing without the project.			
12-2 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	S	<p><i>WHII</i></p> <p>12-2(a) <i>During construction activities associated with the WHII project, any compaction required within 25 feet of existing structures adjacent to the project site shall be accomplished by using static drum rollers rather than vibratory compactors. The above requirement shall be included via notation on any Improvement Plans approved for the project to the satisfaction of the Planning Services Division.</i></p> <p><i>WHI and WHII</i></p> <p>12-2(b) <i>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:</i></p> <ol style="list-style-type: none"> <li><i>1. The Blasting Plan shall be consistent with the County General Plan Noise Element's Policy 9.A.4.</i></li> <li><i>2. Primary components of the Blasting Plan shall include:</i> <ol style="list-style-type: none"> <li><i>a. Identification of blast officer;</i></li> </ol> </li> </ol>	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
		<ul style="list-style-type: none"> <li>b. Scaled drawings of blast locations, and neighboring buildings, streets, or other locations which could be inhabited;</li> <li>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;</li> <li>d. Description of means for transportation and on-site storage and security of explosives in accordance with local, State and federal regulations;</li> <li>e. Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation);</li> <li>f. Traffic control standards and traffic safety measures (if applicable);</li> <li>g. Require personal protective equipment;</li> <li>h. Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger;</li> <li>i. Procedures for handling, setting, wiring, and firing explosives, as well as procedures for handling misfires per</li> </ul>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>federal code;</i></p> <p><i>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.;</i></p> <p><i>k. Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure;</i></p> <p><i>l. Description of blast vibration and air blast monitoring programs;</i></p> <p><i>m. Dust control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan);</i></p> <p><i>n. Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury;</i></p> <p><i>o. Material Safety Data Sheets for each explosive or other hazardous materials to be used;</i></p> <p><i>p. Evidence of licensing, experience, and qualifications of blasters; and</i></p> <p><i>q. Description of insurance for the blasting work.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>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 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.</p> <p>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</p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>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 alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, slope instability, and prevent further damage.</i></p> <p>5. <i>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.</i></p> <p>6. <i>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.</i></p> <p>7. <i>Post-construction monitoring of structures to</i></p>	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>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.</i></p> <p>8. <i>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.</i></p>	
<p><b>12-3 A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</b></p>	<p>S</p>	<p><i>WHI and WHII</i></p> <p>12-3(a) <i>The following criteria shall be included in the Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Community Development Resource Agency Director.</i></p> <ul style="list-style-type: none"> <li>• <i>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</i></li> </ul>	<p>LS</p>

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>(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.</i></p> <ul style="list-style-type: none"> <li>• <i>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).</i></li> <li>• <i>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 features that are readily available for that type of equipment.</i></li> <li>• <i>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.</i></li> <li>• <i>Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.</i></li> </ul>	

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<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
		<ul style="list-style-type: none"> <li>• <i>Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.</i></li> <li>• <i>Construction site and access road speed limits shall be established and enforced during the construction period.</i></li> <li>• <i>The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</i></li> <li>• <i>Project-related public address or music systems shall not be audible at any adjacent receptor.</i></li> <li>• <i>As a means of avoiding the potential for annoyance, haul trucks shall be restricted along the local roadways to the same hours as construction activities are allowed unless a request is made for the County to allow greater flexibility in order to minimize potential AM peak hour traffic conflicts.</i></li> </ul> <p><i>12-3(b) Implement Mitigation Measure 12-2(b).</i></p>	
<b>13. Public Services and Recreation</b>			
<b>13-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered</b>	LS	<i>None required.</i>	N/A

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<b>Table 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.			
<b>13-2</b> Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for sheriff protection services.	LS	<i>None required.</i>	N/A
<b>13-3</b> Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or	LS	<i>None required.</i>	N/A

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<b>Table 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for schools.			
<b>13-4</b> Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services.	LS	<i>None required.</i>	N/A
<b>13-5</b> Result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility	LS	<i>None required.</i>	N/A

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<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.			
<b>14. Transportation and Circulation</b>			
<b>14-1 Traffic related to construction activities.</b>	S	<p><i>WHI and WHII</i></p> <p><i>14-1 Prior to the commencement of construction, a Construction Traffic Management Plan (CTMP) shall be provided to the Placer County Department of Public Works and Facilities and the Engineering and Surveying Division for review and approval. The plan shall address all project construction activities, including on- and off-site improvements, and include (but not be limited to) items such as:</i></p> <ul style="list-style-type: none"> <li>• <i>Approved truck circulation routes/patterns;</i></li> <li>• <i>Monitoring for roadbed damage and timing for completing repairs;</i></li> <li>• <i>Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</i></li> </ul>	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
		<ul style="list-style-type: none"> <li>• <i>Methods for partial (i.e., single lane)/complete street closures (e.g., timing, signage, location and duration restrictions), if necessary;</i></li> <li>• <i>Identification of detour routes for roadways subject to partial/complete street closures;</i></li> <li>• <i>Criteria for use of flaggers and other traffic controls; and</i></li> <li>• <i>Provide a point of contact for nearby residents to obtain construction information and have questions answered.</i></li> </ul> <p><i>The CTMP should be developed such that the following performance standards are achieved throughout project construction:</i></p> <ul style="list-style-type: none"> <li>• <i>Construction traffic should be minimized during AM and PM peak periods in which the adjacent street traffic on Douglas Boulevard is at its highest;</i></li> <li>• <i>Any construction-related partial/complete closures of Douglas Boulevard east of Sierra College Boulevard (to accommodate the widening of Douglas Boulevard), east of Woodgrove Way (to accommodate the proposed waterline extension), or at Seeno Avenue (to accommodate improvements related to the proposed fourth-leg) shall occur during off-peak</i></li> </ul>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>periods and be accompanied with appropriate construction signage including detour routing;</i></p> <ul style="list-style-type: none"> <li>• <i>Detour routing should be limited to County-maintained collector and arterial roadways, such as Eureka Road and Olive Ranch Road, and should include measures to minimize traffic increases on local residential roadways. This may include signage and law enforcement presence during partial/complete closures of Douglas Boulevard to discourage through traffic use of local residential roadways; and</i></li> <li>• <i>Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i></li> </ul>	
<p><b>14-2 Study intersections under Existing Plus Project conditions.</b></p>	<p>S</p>	<p><i>Existing Plus WHI: None required.</i></p> <p><i>Existing Plus WHII: None required.</i></p> <p><i>Existing Plus WHI and WHII: Implement Mitigation Measure 14-2.</i></p> <p><i>14-2 The Improvement Plans shall show the construction of a raised median at the existing intersection of Woodgrove Way/Quail Oaks Drive/Douglas Boulevard that will prohibit northbound and southbound left-turn movements onto Douglas Boulevard from Woodgrove Way and Quail Oaks Drive. In addition, the raised median shall allow for</i></p>	<p>LS</p>

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>eastbound and westbound left-turn movements onto Quail Oaks Drive and Woodgrove Way from Douglas Boulevard. 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 Boulevard. 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. This improvement shall only be required with the development of the second Whitehawk project to be developed as determined by Placer County.</i></p>	
<p><b>14-3 Study roadway segments under Existing Plus Project conditions.</b></p>	<p>S</p>	<p><i>Existing Plus WHI: None required.</i></p> <p><i>Existing Plus WHII: None feasible.</i></p> <p><i>Existing Plus WHI and WHII: Implement Mitigation Measure 14-3 and none feasible.</i></p> <p><i>14-3 The Improvement Plans shall show the construction of the widening of Douglas Boulevard between Sierra College Boulevard and Cavitt Stallman South Road from a four-lane segment to a six-lane segment with appropriate lane</i></p>	<p>SU</p>

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>transitions as shown in Figure 14-15 of the Whitehawk I &amp; II Projects Draft EIR. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or conformance to existing improvements. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to 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. Rubberized asphalt consistent with any existing pavement along Douglas Boulevard is required, unless otherwise approved by the DPWF. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Hot Mix Asphalt (HMA) over 8 inches Class 2 Aggregate Base (AB), unless otherwise approved by DPWF and ESD.</i></p> <p><i>This improvement shall be required with the development of the second Whitehawk project to be developed as determined by Placer County. If this improvement has been previously constructed as determined by Placer County, then the project's obligation for construction of this improvement will be considered satisfied. (ESD)</i></p>	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>14-4 Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</b>	S	<p><i>WHI:</i> None required.</p> <p><i>WHII:</i> Implement Mitigation Measure 14-4.</p> <p><i>WHI and WHII:</i> This scenario assumes concurrent development of WHI and WHII. Additional mitigation beyond Mitigation Measure 14-4 is not required.</p> <p><i>14-4</i>      <i>The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing westbound left turn lane on Douglas Boulevard approaching Seeno Avenue by approximately 80 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. (ESD)</i></p>	LS
<b>14-5 Inadequate emergency access or access to nearby uses.</b>	LS	None required.	N/A
<b>14-6 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</b>	S	<p><i>WHI:</i> None required.</p> <p><i>WHII:</i> Implement Mitigation Measure 14-6.</p> <p><i>WHI and WHII:</i> This scenario assumes concurrent development of WHI and WHII. Additional mitigation beyond Mitigation Measure 14-6 would not be required under this scenario.</p>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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performance or safety of such facilities.		14-6 The Improvement Plans shall show the installation of a north-south crosswalk across Douglas Boulevard at the existing Douglas Boulevard/Seeno Avenue signalized intersection. The traffic signal currently provides a pedestrian phase; however, if necessary, the phase shall be modified at the County's discretion. The final crosswalk design and signal improvements shall be subject to review and approval by the Engineering and Surveying Division and Department of Public Works and Facilities.	
<b>15. Utilities and Service Systems</b>			
<b>15-1 Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require sewer service that may not be available by the area's waste water treatment provider.</b>	LS	None required.	N/A
<b>15-2 Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</b>	LS	None required.	N/A

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<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
<b>15-3</b> Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	LS	<i>None required.</i>	N/A
<b>15-4</b> Result in significant adverse impacts related to project energy requirements.	LS	<i>None required.</i>	N/A
<b>15-5</b> Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws.	LS	<i>None required.</i>	N/A
<b>17. Cumulative Impacts and Other CEQA Sections</b>			
<b>17-1</b> Long-term changes in visual character associated with cumulative development of the proposed projects in combination with future buildout of the GBCP.	LS	<i>None required.</i>	N/A
<b>17-2</b> Creation of new sources of light or glare associated with cumulative development of the proposed projects in combination with future buildout of the GBCP.	LS	<i>None required.</i>	N/A

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<b>17-3</b> Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	LS	None required.	N/A
<b>17-4</b> Cumulative loss of habitat for special-status species.	LS	None required.	N/A
<b>17-5</b> Cumulative loss of cultural resources.	LS	None required.	N/A
<b>17-6</b> Cumulative increase in the potential for geological related impacts and hazards.	LS	None required.	N/A
<b>17-7</b> Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.	LS	None required.	N/A

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
17-8 Cumulative exposure to potential hazards and increases in the transport, storage, and use of hazardous materials.	LS	<i>None required.</i>	N/A
17-9 Cumulative impacts related to water quality.	LS	<i>None required.</i>	N/A
17-10 Cumulative impacts related to substantially altering the existing drainage pattern of the site or area, or creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems.	LS	<i>None required.</i>	N/A
17-11 Cumulative land use and planning incompatibilities.	LS	<i>None required.</i>	N/A
17-12 Cumulative population growth.	LS	<i>None required.</i>	N/A
17-13 Result in 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 a substantial permanent increase in ambient noise levels	LS	<i>None required.</i>	N/A

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; S = Significant; SU = Significant and Unavoidable

**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
in the project vicinity above levels existing without the project under the Cumulative Plus Project Condition.			
<b>17-14</b> Cumulative impacts to public services.	LS	<i>None required.</i>	N/A
<b>17-15</b> Study intersections under the Cumulative Plus Project conditions.	S	<p><i>Existing Plus WHI: None required.</i></p> <p><i>Existing Plus WHII: None required.</i></p> <p><i>Existing Plus WHI and WHII: Implement Mitigation Measure 17-15.</i></p> <p><i>17-15 Implement Mitigation Measure 14-2.</i></p>	LS
<b>17-16</b> Study roadway segments under Cumulative Plus Project conditions.	S	<p><i>WHI: None required.</i></p> <p><i>WHII: Implement Mitigation Measure 17-16.</i></p> <p><i>WHI and WHII: This scenario assumes concurrent development of WHI and WHII. Additional mitigation beyond Mitigation Measure 17-16 would not be required under this scenario.</i></p> <p><i>17-16 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:</i></p>	SU

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**Table 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</p> <p>B. South Placer Regional Transportation Authority (SPRTA)</p> <p>The current estimated fee is \$7,426 per single family residential unit. The fees were calculated using the information supplied. If 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 that the application is deemed complete. (ESD)</p>	
<p><b>17-17 Development of the proposed projects, in combination with future buildout in the GBCP area, would increase demand for utilities and service systems.</b></p>	<p>S</p>	<p>WHI and WHII</p> <p>17-17 Prior to recordation of the Final Map(s), the project applicant shall pay the applicable sewer fair share fees to the Environmental Utilities Division of the Department of Public Works and Facilities. Payment of such fees shall be made in compliance with Section 13.12.010 of the County's Code.</p>	<p>LS</p>

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