Before the Board of Supervisors
County of Placer, State of California

In the matter of:
Modification of the 2007 Placer Vineyards Specific Plan Mitigation Monitoring and Reporting Program and Corresponding Text Revisions to the Certified Environmental Impact Report

Resolution No.: 2012-211

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 11, 2012, by the following vote on roll call:

Ayes: DURAN, WEYGANDT, HOLMES, UHLER, MONTGOMERY

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Clerk of the Board Signature

Chair, Board of Supervisors

Chair Signature

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, the Board of Supervisors approved the Placer Vineyards Specific Plan ("PVSP") on July 16, 2007, after certifying the multi-volume Environmental Impact Report ("EIR") for the project and adopting a Mitigation Monitoring and Reporting Program ("MMRP").

WHEREAS, the PVSP project is an approved mixed-use master planned community with residential, employment, commercial, open space, recreational, and public/quasi-public land uses.

WHEREAS, the Placer Vineyards Specific Plan (PVSP) proponents seek modifications to the 2007 PVSP MMRP to incorporate revisions to approved mitigation obligations with respect to disturbance of the natural resources within the Specific Plan area and corresponding text revisions in the EIR. The intent of the proposed revised mitigation strategy is render the mitigation for impacts of the PVSP project to open space, agricultural land and biological resources compatible with the proposed Placer County Conservation Plan (PCCP). The strategy proposes a regional approach to conservation of agricultural land, wetlands and habitat that will complement efforts to avoid and/or minimize impacts on the project site for key components of the aquatic system, rare habitat and individual species. By tying the mitigation to those proposed under the proposed PCCP, the goal is to contribute towards a regionally important expanse of contiguous private and public land that will continue to support agricultural use, meet species needs in the long term and aid recovery objectives outlined in the proposed PCCP.

WHEREAS, Placer County Code, Chapter 18, Article 18.28, Section 18.28.090.B. authorizes modifications of an approved MMRP through review and approval by the "approving authority". The approving authority in this case is the Board of Supervisors who originally approved the PVSP in 2007.

WHEREAS, an Addendum to the certified Placer Vineyards Specific Plan Environmental Impact Report (SCH #1999062020) has been prepared pursuant to CEQA Guidelines Section 15164.d. and Placer County Environmental Review Ordinance Section 18.16.090.

NOW, THEREFORE, be it resolved, the Placer County Board of Supervisors adopts the Addendum to the certified Placer Vineyards Specific Plan Environmental Impact Report (SCH #1999062020).

BE IT FURTHER RESOLVED, the Placer County Board of Supervisors approves the modification of the 2007 PVSP MMRP and corresponding text of the PVSP Revised Draft EIR as follows:

1. The text beginning on the middle of page 4.4-90 and ending near the top of page 4.4-130 of the Revised Draft EIR are hereby replaced with the text attached hereto as Exhibit A.
2. The 2007 PVSP MMRP is amended to incorporate all identified mitigation measures in the text attached hereto as Exhibit A. A revised final version of the PVSP MMRP is attached hereto as Exhibit B.

Exhibit A

The following strategy replaces text beginning on the middle of page 4.4-98 and ending near the top of page 4.4-111 of the Revised Draft EIR for the Placer Vineyards Specific Plan as reflected in part in the July 2007 Mitigation Monitoring Plan adopted by the Placer County Board of Supervisors.

I. Overview of Open Space, Agricultural Land and Biological Resource Mitigation Strategy

The development of the Placer Vineyards Specific Plan (the "Plan" or "Plan Area") is expected to result in substantial, irreversible conversion of the existing natural and semi-natural landscape to urban and suburban use. Although elements of the existing landscape show varying degrees of disturbance and are no longer functioning as a natural ecosystem, the mosaic of open lands in the Plan area cumulatively provides habitat and connectivity for several species. Even loss of intensively farmed land will diminish these regional values.

Most of the natural communities represented in the Plan Area require large contiguous and intact habitat to retain maximum biological function. Avoidance of small patches of communities such as vernal pool grassland may result in short-term avoidance of take of species present, but is generally inconsistent with long-term maintenance of stable species populations due to multiple factors such as reduced population size, loss of contributing hydrology, edge effects, increased non-native species, lack of management oversight, inability to implement management activities due to adjacent land uses etc. (AECOM 2009). Similarly, agriculture is best served by large contiguous blocks of land that can minimize edge effects from surrounding urbanization. For this reason, impacts to agricultural land and biological resources at the natural community level are addressed by designating large areas for conservation outside of the area planned for future growth. Land designated for conservation will be acquired from willing sellers in fee title and/or protected through establishment of conservation easements.

While some agricultural land and habitat, primarily vernal pool complexes and grasslands, will be converted to urban development in the Specific Plan area, lands designated for conservation through this mitigation measure (the "open space, agricultural land and biological resource mitigation strategy", "mitigation strategy," or "strategy") will include substantial amounts of agricultural land and habitat for affected species, as well as natural communities important for maintaining regional biological diversity.

This strategy mitigates for irreversible land conversion through permanent conservation of large tracts of land with similar land cover, habitat, and agricultural value strategically located off-site in the area targeted for conservation (The "Reserve Acquisition Area" or "RAA") by Placer County in Figure 5-3 (incorporated and attached herein as Figure A-1) of the Agency Draft Placer County Conservation Plan as submitted to the Placer County Board of Supervisors on January 25, 2011 and release on February 1, 2011 (the "proposed PCCP"). The intent of this mitigation strategy is for the mitigation to be

compatible with the proposed PCCP with the potential to contribute towards a regionally important expanse of contiguous private and public land that will continue to support agricultural use, meet species needs in the long term and aid recovery objectives outlined in the proposed PCCP. The mitigation obligations set forth in this Mitigation Strategy are intended to the greatest extent possible to be consistent with the mitigation strategies set forth in the proposed PCCP to the extent applicable to the PVSP land use plan and natural resources found on site. This regional approach to conservation of agricultural land, wetlands and habitat complements efforts to avoid and/or minimize impacts on site for key components of the aquatic system, rare habitat, and individual species.

The Reserve Acquisition Area where land will be preserved under this mitigation measure is largely comprised of "Important Farmland," as defined by the State of California Department of Conservation. Most of this land is designated Farmland of Local Importance or Grazing. Many ongoing agricultural activities are consistent with, and essential to, the protection and enhancement of the natural communities that are supported by this land. Accordingly, ongoing agricultural use will be an integral component of the long term management of preserved lands. The required conservation easements recorded on such lands will specifically encourage compatible agricultural use. As a result, the land preserved under this mitigation measure will also preserve opportunities for agricultural use, thus mitigating for the impacts of lost agricultural land and open space within the Project site, in addition to mitigating for impacts on vernal pool complexes and other ecological features.

The grassland vernal pool land type is mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation. The wetland mitigation described below can only be carried out if in fact much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.

Mitigation to minimize impacts to natural and semi-natural communities falls into three categories.

1. **Mitigation Ratios for Land Cover**. Off-site mitigation is accomplished mainly through mitigation ratios requiring conservation or restoration of a set amount of land calculated as a proportion of land cover conversion or "take." The term "land cover take" as used herein means the conversion of natural or semi-natural lands to urban or suburban use.

2. **Mitigation Ratios for Wetland Area**. Because of their particular regulatory status and their biological importance, wetlands are accounted for separately through mitigation ratios requiring preservation and restoration or creation of a set amount of wetted area calculated as a proportion of wetland "take." It is intended that all of the wetted area mitigation along with all associated upland will be counted towards mitigation required for land cover "take." Likewise, all wetted

acres contained within land cover mitigation shall be counted towards wetted area mitigation.

3. **Site Specific Avoidance and Minimization**. Protection of existing resources on site is accomplished through specific avoidance, restoration, and enhancement measures incorporated into the Specific Plan. In addition, separate mitigation measures will be implemented to avoid or minimize on-site impacts to individual species.

This strategy is intended to be compatible with the proposed PCCP, to contribute towards achieving the landscape level conservation goals of the proposed PCCP, and to benefit numerous species covered by the proposed PCCP (Table 1). Development of the Specific Plan is a covered activity of the Proposed PCCP. Upon adoption of the PCCP, development projects within the Specific Plan may fulfill mitigation requirements by compliance with the terms of the adopted PCCP in lieu of this mitigation strategy. Such compliance, as determined by Placer County, shall constitute sufficient mitigation that will obviate the need to comply with the measures herein, to the extent that an affected agricultural and/or biological resource is addressed in the PCCP.

Table 1 – PCCP Covered Species Expected to Benefit from Vernal Pool Grassland Complex and Grassland Conservation	
Vernal Pool Species	Grassland Species
Vernal pool fairy shrimp	Swainsons hawk
Vernal pool tadpole shrimp	American peregrine falcon
Conservancy fairy shrimp	Western burrowing owl
Western spadefoot	Loggerhead shrike
Bogg's Lake hedg-hyssop	Northern harrier
Dwarf downingia	Ferrunginous hawk
Legenere	Grasshopper sparrow
Ahart's dwarf rush	Tricolored blackbird
Red Bluff dwarf rush	Western spadefoot

This measure is also intended to be compatible with any required state and federal permits related to land conversion, or other regulated activity within habitat covered by state or federal jurisdiction specifically including Federal Clean Water Act Section 404

permits, federal Endangered Species Act Section 7 "incidental take statements", state Endangered Species Act compliance, state "stream bed alteration agreements" and state certification under Clean Water Act Section 402. Any and all conservation, restoration, enhancement, and creation of land cover, natural communities, and wetland features required by any state or federal permitting agency, either in conformity with this strategy or in addition to it, shall be fully credited towards the obligations of this mitigation strategy, regardless of whether such mitigation is achieved through the acquisition of land and/or conservation easements or through the purchase of credits from an approved mitigation bank.

In order to preserve land for agriculture, compatible agricultural use that supports and enhances wildlife value is encouraged on lands conserved under this measure. The goal of conservation easements on farm lands will be to maintain viable agricultural operations while also meeting the biological objectives of this mitigation measure.

This mitigation strategy shall serve as mitigation for all land conversion impacts, specifically including impacts to vernal pools and other wetlands, vernal pool grasslands, grasslands, Swainson's hawk foraging habitat, agricultural land, and open space. No additional mitigation shall be required for these impacts. This strategy shall not apply to the Special Planning Area (SPA) where no urban development is proposed.

II. Land Cover Mitigation

A. Mitigation Ratio

For every 1.0 acres of land cover taken, 1.35 acres of land will be conserved. The take area shall be calculated to the nearest one-tenth (0.1) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means.

B. Calculation of Land Cover Take

All land within the Specific Plan (not including the SPA area) is included in the calculation of take, with the exception of land that will be maintained in or restored to a natural or semi-natural condition as required by the County and/or any state or federal permitting agency. Figure A-2 and Table A-3 show the take area and take calculation by property based upon the proposed land use and avoidance required for compliance with County standards through adoption of the Specific Plan, prior to consideration of any additional avoidance that may be required by a permitting agency. For purposes of this mitigation measure, the take acreage may only be reduced below that shown on Figure A-2 and Table A-3 to the extent that additional avoidance is required by the County and/or any state or federal permitting agency. Similarly the take acreage and corresponding mitigation requirements will be increased to the extent that the County and the state and

federal permitting agencies allow future development of any area not included in the take calculations as shown in Figure A-2 and Table A-3.

C. Mitigation Land Criteria

Land conserved under this measure shall, to the fullest extent feasible, as determined by the County, be located within the Reserve Acquisition Area targeted for conservation or restoration by the proposed PCCP (Figure A-1).

Impacts to annual grassland, vernal pool grassland, and pasture lands shall be mitigated on existing or restorable grassland (as identified in Figure A-4). All other land cover impacts may be mitigated on any natural or semi-natural land within the RAA, specifically including agricultural land. Vernal pool grassland is mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation discussed below. The wetland mitigation described below can only be carried out if much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool habitat. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.

In general, the minimum area for a vernal pool conservation site is 200 acres if the site is not contiguous with other reserve lands. The County, at its discretion, may accept sites of less than 200 acres if they determine that the proposed site has key strategic value for the County's overall conservation strategy or has especially high resource value that can be reasonably protected from edge effects. The area may consist of one or more properties. There is no minimum size for conservation sites that are adjacent to other reserve lands or the Stream System (as identified in Figure A-5). There is also no minimum size for conservation sites incorporating vernal pools that occur on Mehrten Formations. Mehrten vernal pools will only be excluded from consideration if the County determines that existing or future hydrologic, land use, or other characteristics threaten long-term viability.

The vast majority of land targeted for conservation in the RAA is suitable for agriculture and continued agricultural use will be encouraged by the conservation easements required under this mitigation measure. Accordingly, no additional agricultural mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above. Likewise, the land cover mitigation criteria is such that it will also provide suitable foraging habitat mitigation for Swainson's hawk and will provide suitable land to meet mitigation requirements for habitat loss contained in measures 4.1-3, 4.1-14, 4.4-2, 3, 4, 5, 6, 10, 11, 12, 15, 16, 17, 18, 23, 25, 26, 27, and 30. No additional land mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above for these impacts.

D. Conservation Easement / Management Plans

Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long term management of conserved lands. The conservation easements and management plans are subject to approval by the County

and shall provide for the long term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The County shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.

E. Use of Mitigation Bank Credits

Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the Land Cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the County.

Mitigation and conservation banks must be approved by USFWS, ACOE or CDFG. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resource agencies, as accepted by the County. Any out-of-county bank must have a service area that extends into the Plan area.

F. Use of Excess Mitigation Assigned From Other Projects in Specific Plan.

It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the Specific Plan may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the County.

G. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this measure, if the project is within the agency-approved service area for the credits. Such mitigation will be fully credited towards any mitigation required by this mitigation strategy.

In order to receive credit towards the obligations of this Mitigation Strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria, below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.
- Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.
- Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.
- Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6

III. Wetland Mitigation

A. Overlap with Land Cover Mitigation

Because of their particular regulatory status and their biological importance, wetlands are accounted for separately through mitigation ratios requiring preservation and/or restoration of a set amount of wetted area calculated as a proportion of wetland take. These wetted acres, along with any upland area that is conserved in association with the wetted acres, are fully credited towards the required land cover mitigation. In other words, it is intended that all of the wetland mitigation will be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.

B. Calculation of Wetland Take

Wetland take is calculated as all wetland area that falls in the Land Cover take area as defined in Section II.B. above.

In practice, certain wetland types are not easily distinguished and often intergrade. This mitigation strategy minimizes the effect of field interpretation by applying the same ratios for all wetland types and by allowing broad latitude for out of kind mitigation. For the purposes of applying mitigation requirements, the definition of vernal pool wetland habitat includes vernal pools and depressional areas within vernal swales, ephemeral drainages, and other seasonal wetlands.

Any wetland area required to be avoided, restored, and/or enhanced on site by the County and/or any permitting agency is automatically excluded from the take calculation.

Mitigation at the time of impact will be subject to a finding of baseline consistency with land cover conditions as of 2009/11 (based upon 2009 LIDR and 2011 air photos). If the County suspects, based on inconsistency with this information or other similar information utilized for the PCCP, that wetland area may have changed from baseline conditions, it may require that a baseline consistency analysis be prepared and submitted to the County for review and approval. The baseline consistency finding requires all of the following:

a. Property land uses are essentially the same property land uses present in 2009/11 as determined by available data.

b. There is no evidence that the property has been mass graded without proper authorization.

c. The micro-topography and hydrology of the property are substantially unchanged from 2009/2011conditions.

d. Creeks, swales and other drainage in same location (within 100 feet).

e. At least 70 percent of ponded water and/or other wetlands are still present on the property.

f. The proportion of parcel area in a topographic depression (depressional index) has not been diminished by more than 20 percent from the 2009/2011 index.

The baseline consistency finding establishes a comparison of resources. A finding of non-consistency does not establish responsibility for changes to the land-cover type. Foreseeable changes such as drought, arson fire or flood may result in non-consistency. However, if an apparent significant change in baseline land-cover is detected, the County will review the changes to determine if baseline land-cover information was inaccurate in 2009/11 or if land-cover conditions have in fact changed significantly. If land-cover conditions have changed significantly, the baseline land-cover conditions will be used as the basis for determining these mitigation strategy requirements. If a mapping error occurred, then mitigation will be based on existing land cover type at the time the consistency finding was requested.

C. Mitigation Ratio: Preservation

For each 1.00 acres of vernal pool take, 1.00 acres of vernal pool will be preserved. For the purposes of both take and mitigation under this measure, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the preservation requirement may be met by preserving 1.00 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.00 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency. For the purposes of calculating the amount of preservation, the take calculation shall include any identifiable quantity of the resource affected.

D. Mitigation Ratio: Restoration, Enhancement and Creation

As indicated in Table 2 below, for each 1.00 acres of vernal pool take, 1.25 acres of compensatory wetlands will be restored, enhanced or created, including a minimum of 0.75 acres of vernal pool and no more than 0.50 acres of other wetlands. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the compensatory restoration, enhancement and creation requirement may be met by restoring, enhancing and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open water may be met through restoration, enhancement or creation of 1.25 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required compensatory wetland restoration, enhancement, or creation under this strategy will be automatically reduced by any and all wetland restoration, enhancement and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation strategy. However, in no event shall the compensatory requirement be reduced to below 1.00 by excess preservation. For the purposes of calculating the amount of restoration, enhancement, or creation, the take calculation shall include any identifiable quantity of the resource affected.

In some circumstances, enhancement of existing wetland habitat may add greater wetland function and value to the aquatic system and conserved natural communities than restoration of previously existing or degraded features or creation of new wetland habitat. At its discretion, consistent with the criteria below, the County may allow enhancement to apply towards the restoration requirement, provided that the enhanced features may not also be applied towards the preservation requirement. In limited circumstances, creation of new wetland features may also be appropriate and beneficial. If approved by the County and/or required by any permitting agency, created wetlands will apply towards the restoration requirement.

Restored, enhanced and created wetland habitat can help expand and link existing high quality vernal pool complexes that have been become fragmented in the landscape, losing some of their native community value.

Table 2. Mitigation Ratios for Impacts to Wetlands: Valley and Foothills

	Preservation Ratio	Restoration Ratio	Mitigation Community Type
Vernal Pool (1)	1:1	1.25:1	Preservation: All vernal pool Restoration: 0.75 minimum vernal pool up to 0.50 may be any wetland
Open Water	1:1	1.25:1	Open-water or Any wetland type
Fresh emergent wetland	1:1	1.25:1	Any wetland (2)
Other seasonal wetland Spring and seep	1:1	1.25:1	Any wetland

1) Vernal pools include seasonal depressional wetland.
2) California Black rail habitat must be mitigated in-kind where it occurs.

E. Restoration

Vernal pool complexes have been degraded in western Placer County and throughout their range by direct disturbance, invasion of nonnative species, or by alteration of hydrological patterns, primarily due to agricultural use. For many complexes, habitat restoration may be necessary to regain proper functioning of a vernal pool ecosystem (USFWS 2005). Furthermore, vernal pools and other wetlands will be restored and created to provide compensatory mitigation for take and to ensure no net loss of wetted area. The goal of restoration is to return natural wetland functions to areas where historic wetland landscapes and features have been converted or heavily degraded.

Vernal pool habitat will be restored where soils and hydrologic conditions will support long-term viability, natural topography can be reproduced and evidence indicates the historical presence of vernal pools. Restoration plans will use nearby, natural, high quality pools as well as historical evidence as models. Restoration plans will consider the size and depth of pools to be constructed, hydrologic connections within complexes, depth from soil surface to hardpan, and upland area to pool-area ratios (USFWS 2005).

Restoration of previously disturbed vernal pool complexes is to be based on whether restoration is likely to increase vernal pool density (as measured in wetted-per-total acre) without exceeding the density present in 1937 aerial photos or other information approved by USFWS and/or CDFG and without harming existing vernal pools. Additional criteria will include whether or not sites occur outside of the Stream System, historically supported vernal pools (based on 1937 and 1938 aerial photos or other information approved by USFWS and/or CDFG), have hydrological conditions that ensure vernal pool complexes can be restored and protected in perpetuity, and have not been laser-leveled for agriculture or other uses.

Clearly defined objectives will be identified for all restoration projects. Success criteria will be established before each restoration plan is implemented. Monitoring of restored and created vernal pools in Placer County indicates that future restoration in the proposed locations has a high potential for success. It is essential that the Mitigation Strategy require an effective monitoring and adaptive management program in order to ensure the success of vernal pool restoration, enhancement and creation.

F. Enhancement

The goal of enhancement is to improve wetland functions and values in areas where they have been degraded, but not entirely lost. Although qualifying enhancement actions will be determined by the County on a case-by-case basis, they will be conducted to ameliorate the specific threats that occur on each site. Specific threats to vernal pool grasslands include: modification to the duration of inundation and hydroperiod due to changes in the hydrology of surface flows and perched groundwater flows; non-native vegetation (including annual grasses and noxious weeds); impacts from recreational use; impacts to water quality; non-native predators; and decreased pollination and dispersal of vernal pool species due to impacts to vernal pool uplands. Therefore, actions for maintaining and enhancing preserves with vernal pool grasslands may include:

restoration of vernal pool topography; restoration of vernal pool isolation; re-introduction of vernal pool cysts, seeds and/or plants; restoring and enhancing vernal pool water quality; and invasive plant control.

G. Creation

Creation is generally considered more appropriate for other wetland types than for vernal pools. In some cases creation of wetland habitat may be necessary to mitigate for lost resources. Creation is the construction of wetland features where none has existed historically (as compared to restoration which can include the construction of wetland habitat in areas that historically contained wetlands).

Little data exist to assess the long-term success of the creation of vernal pools. Preliminary results indicate that some created vernal pools have vernal pool fairy shrimp, vernal pool tadpole shrimp and other invertebrates and plants native to vernal pools (De Weese 1998; EcoAnalysts 2009). Creation of vernal pools within a vernal pool complex of existing pools is not recommended by the Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (USFWS 2005) because it may alter the hydrology of the existing pool system and may have an adverse effect on ground nesting bees and other upland plant and animal species. Therefore, the County will minimize the use of vernal pool creation as a strategy to mitigate for lost resources. Rather, conservation efforts will focus on preservation and enhancement of existing high quality vernal pools, with restoration serving to supplement preservation to protect and restore vernal pool complexes at the levels of the landscape and local watershed and to mitigate for resources lost. Creation of vernal pools must be approved by the appropriate resource agencies to receive credit for mitigation under this measure. Vernal pool creation credits from an approved mitigation bank may apply towards this mitigation requirement. The bank must be consistent with the requirements of state and federal natural resource agencies as acceptable to the County. Any out of county bank must include a service area that extends into the Plan area.

H. Uplands and Buffer Requirements

Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting. To minimize edge effects from adjacent urban and suburban land, vernal pools should be no closer than 250 feet from existing or planned urban or suburban development or located such that adequate hydrology can be maintained in the event of future development.

I. Conservation Easements / Management Plans

It is anticipated that most wetland preservation, restoration, enhancement and creation will be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans.

However, if additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans apply. As with the Land Cover Mitigation, the County shall accept as satisfactory mitigation any conservation easement and/or management plan required by a permitting agency or associated with an approved conservation or mitigation bank.

J. Use of Mitigation Bank Credits

Consistent with the requirements listed above, project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.

K. Use of Excess Mitigation Assigned From Other Projects in Specific Plan

It is anticipated that, depending on the density of wetlands on land conserved to meet the land cover mitigation requirement, some projects within the Specific Plan may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the wetland mitigation required by this strategy provided proof of assignment can be demonstrated to the satisfaction of the County.

L. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County shall accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits.

In order to receive credit towards the obligations of this mitigation strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.

- Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.

- Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.

- Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.

IV. Site Specific Avoidance and Minimization

The Specific Plan design incorporates measures for preserving and enhancing critical aquatic resources on site. The Specific Plan Area incorporates a 709-acre open space area which restores historic habitat linkages and habitat quality through the Plan Area. Specific areas that exhibit habitat degradation through historic land use were identified and will be enhanced under the Specific Plan. Large contiguous areas that exhibited habitat integrity have been preserved with adequate buffers to protect aquatic function. The Specific Plan incorporates minimization and low impact development strategies to minimize long-term habitat degradation within avoided open space areas. This Specific Plan level avoidance and minimization is reflected in Figure A-2. Additional on-site avoidance of habitat within the Plan Area is not encouraged and is generally considered to be inconsistent with the core strategy of creating large scale preserves located in areas planned for conservation in the proposed PCCP where they can be more readily linked and expanded to create a sustainable ecosystem at a landscape level.

In addition, implementation of mitigation measures 4.1-3, 4.1-14, 4.4-2 through 4.4-30 will avoid and minimize on- and off-site impacts to individual species.

The proposed PCCP contains a section directing affected projects to **"Avoid Direct Impacts to Wildlife Species Protected under Other Laws"**. The proposed PCCP would require that all covered activities must adhere to other laws that protect wildlife species, including those summarized here. Several wildlife species that occur in the proposed PCCP area are listed as fully protected, as defined under Sections 3511 and 4700 of the California Fish and Game Code. The following fully protected species are known or likely to occur in the proposed PCCP area; however, as explained below, most are considered not likely to occur within the Plan area due to its habitat characteristics:.

☐ Golden eagle (not likely to occur within Plan area).
☐ American peregrine falcon (a covered species) (not likely to occur within Plan area).
☐ Bald eagle (a covered species) (not likely to occur within Plan area).
☐ White-tailed kite (likely to occur within Plan area, specifically, in potential nesting sites around Dry Creek).
☐ Ring-tailed cat (not likely to occur within Plan area).

American peregrine falcon, bald eagle, and golden eagle forage widely throughout the proposed PCCP area, primarily as winter residents. There are no documented records of nesting by American peregrine falcon in the proposed PCCP area (CNDDB 2010).

White-tailed kite is a year-round resident, primarily in the Valley portion of the proposed PCCP area. Ring-tailed cat may be found in riparian woodland in the proposed PCCP area. All migratory bird species and their nests are protected under the Migratory Bird Treaty Act (MBTA). All birds covered by the proposed PCCP (see proposed PCCP Table 1-3 "Species Proposed for Coverage in the Placer County Conservation Plan" for list of covered bird species) are considered migratory birds and are subject to the MBTA. Activities within the Specific Plan must comply with the provisions of the MBTA and avoid killing or possessing covered migratory birds, their young, nests, feathers, or eggs. In the event that the proposed PCCP is adopted and the ESA incidental take permit is issued, it will automatically function as an MBTA Special Purpose Permit, as specified under 50 CFR Sec. 21.27, for any bird species federally listed under the ESA as threatened or endangered for a 3-year term subject to renewal by the Permittees. Currently, none of the covered bird species in the proposed PCCP are listed as threatened or endangered under the ESA. Should any of the covered migratory bird species become listed under the ESA during the PCCP permit term, the ESA permit would constitute a Special Purpose Permit under the MBTA for that species for a 3-year term subject to renewal by the Permittees.

Golden eagle and bald eagle are protected under the Bald and Golden Eagle Protection Act. "Take" of golden eagle or bald eagle means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. (50 CFR Section 22.3.) Because golden eagle and bald eagle are considered not likely to occur within the Specific Plan area, no additional mitigation is proposed for the Specific Plan to follow for these species, although project applicants would be subject to future regulatory and/or enforcement actions by wildlife agencies if any eagles were found to occur in the Specific Plan area and/or if it was determined that a future phase of the Specific Plan threatened to, or did "take" an eagle.

As noted above, the white-tailed kite is the only species of the list above considered likely to occur within the Specific Plan area. Previously adopted Mitigation Measure 4.4-8 requires pre-construction surveys for raptor nests during breeding season and avoidance of active nests until young have fledged. No further mitigation is necessary to avoid impacts to white-tailed kite within the Specific Plan area.

V. Mitigation Measures

Although the preceding narrative, starting with heading, "Overview of Open Space, Agricultural Land and Biological Resource Mitigation Strategy," which sets forth the overall Open Space and Biological Resources Mitigation Strategy for the Placer

Vineyards Specific Plan, includes narrative language not always found in a typical CEQA mitigation measure, the narrative nevertheless shall guide and inform the interpretation of the formal Mitigation Measures set forth below to the extent that, in interpreting, implementing, and monitoring them, the County, the project applicant, and/or interested or affected third parties encounter any ambiguity or vagueness in any of the wording below. The narrative is thus akin to a kind of legislative history laying out in general terms the specific objectives and policy outcomes that the County, with the benefit of input from sister public agencies, the applicant, and other interests, intends to accomplish through the mitigation measures.

Implementation of the following mitigation measure would substantially lessen the significant impact to biological resources due to the conversion of open space and agricultural land, and would preserve habitat for a variety of special status species, but will not mitigate the impact to a less than significant level. Although the measure will ensure that similar land cover and open space acreage is preserved elsewhere in the County, the project area itself will still be converted to urban uses, so there will be a net reduction in open space. Because of the virtual impossibility of creating "new" open space somewhere else, it will not be feasible to create 3,520 acres of new open space to offset development in the Specific Plan area. Therefore, while the loss of open space, and related habitat will be substantially lessened by the following mitigation measure, the impact will still remain *significant and unavoidable.*

4.4-1a Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plans With Final Maps or Similar Project-level Discretionary Approvals for Non-Residential Land Uses

A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan for implementing the Open Space, Agricultural Land and Biological Resource Mitigation Strategy must be approved by the County at the time of the approval of any improvement plans for subdivision improvements or off site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition) or issuance of any project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map. A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project level mitigation plan for that infrastructure improvement. A tentative map may have more than one Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is intended to occur in phases.

Each Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan shall include all of the following:

1. *Identification and quantification of land cover and wetland take and applicable mitigation requirements as required under this mitigation strategy.*

2. *Identification and quantification of proposed mitigation with sufficient detail to allow for County evaluation, including plans for any restoration, enhancement, and/or creation of wetlands.*

3. *Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the Specific Plan.*

4. *Draft conservation easements and draft management and monitoring plans, if applicable.*

5. *Proposed funding for long term management, if applicable.*

4.4-1b Demonstration of Compliance With Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan Required Prior to Take Associated with Grading or Other Land Alteration.

Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resource Mitigation Plan prior to approval of a grading permit that results in land cover or wetland take. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:

1. *Demonstrate ownership and/or recordation of required easements for land conservation.*

2. *Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the Specific Plan.*

3. *Demonstrate implementation of any required funding for long term management.*

4. *Demonstrate approval of construction and monitoring plans for any required restoration, enhancement or creation of wetlands. Provide proof of executed contracts and initiation of construction.*

5. *Documentation and approval of any excess mitigation eligible for future use or assignment.*

4.4-1c Specific Mitigation Criteria for Take of Land Cover

The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to land cover take. This measure will not apply to the Special Planning Area (SPA) where no urban development is proposed:

i. Mitigation Ratio

For every 1.0 acres of land cover taken, 1.35 acres of land will be conserved. The take area shall be calculated to the nearest one-tenth (0.1) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in

association with wetland mitigation, whether acquired through mitigation bank credits or other means.

Because the vast majority of land targeted for conservation in the Reserve Acquisition Area (RAA) is suitable for agriculture and because continued agricultural use will be allowed and encouraged by the conservation easements required under this mitigation measure, no additional agricultural mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above. Likewise, the land cover mitigation criteria is such that it will also provide suitable foraging habitat mitigation for Swainson's hawk and will provide suitable land to meet mitigation requirements for habitat loss contained in measures 4.1-3, 4.1-14, *.4-2, 3, 4, 5, 6, 10, 11, 12, 15, 16, 17, 18, 23, 25, 26, 27, and 30. No additional land mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above for these impacts.*

ii. Calculation of Land Cover Take

All land within the Specific Plan (not including the SPA area) will be included in the calculation of take, with the exception of land that will be maintained in or restored to a natural or semi-natural condition as required by the County and/or any state or federal permitting agency. Figure A-2 and Table A-3how the take area and take calculation by property based upon the proposed land use and avoidance required for compliance with County standards through adoption of the Specific Plan, prior to consideration of any additional avoidance that may be required by a permitting agency. For purposes of this mitigation measure, the take acreage may only be reduced below that shown on Figure A-2 and Table A-3 to the extent that additional avoidance is required by the County and/or any state or federal permitting agency. Similarly the take acreage and corresponding mitigation requirements will be increased to the extent that the County and the state and federal permitting agencies allow future development of any area not included in the take calculations as shown in Figure A-2 and Table A-3.

iii. Mitigation Land Criteria

Land conserved under this measure shall, to the fullest extent feasible, as determined by the County, be located within the Reserve Acquisition Area (RAA) targeted for conservation or restoration of the proposed PCCP (Figure A-1).

Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland (as identified in Figure A-4. All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas "RAA," specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation discussed below. The wetland mitigation described below can only be carried out if much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool habitat. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.

In general, the minimum area for a vernal pool conservation site is 200 acres if the site is not contiguous with other reserve lands. The County, at its discretion, may accept sites of less than 200 acres if they determine that the proposed site has key strategic value for the County's overall conservation strategy or has especially high resource value that can be reasonably protected from edge effects. The area may consist of one or more properties. There is no minimum size for conservation sites that are adjacent to other reserve lands or the Stream System (as identified in Figure A-5). There is also no minimum size for conservation sites incorporating vernal pools that occur on Mehrten Formations. Mehrten vernal pools will only be excluded from consideration if the County determines that existing or future hydrologic, land use, or other characteristics threaten long-term viability.

iv. Conservation Easement / Management Plans

Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long term management of conserved lands. The conservation easements and management plans are subject to approval by the County and shall provide for the long term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The County shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.

v. Use of Mitigation Bank Credits

Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the Land Cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the County.

Mitigation and conservation banks must be approved by USFWS, ACOE or CDFG. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resource agencies, as accepted by the County. Any out of county bank must have a service area that extends into the Plan area.

vi. Use of Excess Mitigation Assigned From Other Projects in Specific Plan.

It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the Specific Plan may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of

the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the County.

vii. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation measure. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits. Such mitigation will be fully credited towards any mitigation required by this mitigation strategy.

In order to receive credit towards the obligations of this Mitigation Strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- *Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.*
- *Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.*
- *Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.*
- *Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.*

4.4-1d Specific Mitigation Criteria for Take of Wetlands

The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to the take of Specific Plan Area wetlands. Applicants for projects developed under the Specific Plan shall obtain applicable permits from the state and federal resources agencies, as needed:

i. Overlap with Land Cover Mitigation

Because of their particular regulatory status and their biological importance, wetlands will be accounted for separately through mitigation ratios requiring preservation and/or restoration of a set amount of wetted area calculated as a proportion of wetland take. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation will be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.

ii. Calculation of Wetland Take

Wetland take is calculated as all wetland area that falls in the Land Cover take area as defined in Mitigation Measure 4.4-1c(ii) above.

In practice, certain wetland types are not easily distinguished and often intergrade. This mitigation strategy minimizes the effect of field interpretation by applying the same ratios for all wetland types and by allowing broad latitude for out of kind mitigation. For the purposes of applying mitigation requirements, the definition of vernal pool wetland habitat includes vernal pools and depressional areas within vernal swales, ephemeral drainages, and other seasonal wetlands.

Any wetland area required to be avoided, restored, and/or enhanced on site by the County and/or any permitting agency is automatically excluded from the take calculation. Mitigation at the time of impact will be subject to a finding of baseline consistency with land cover conditions as of 2009/11 (based upon 2009 LIDR and 2011 air photos). If the County suspects, based on inconsistency with this information or other similar information utilized for the PCCP, that wetland area may have changed from baseline conditions, it may require that a baseline consistency analysis be prepared and submitted to the County for review and approval. The baseline consistency finding requires all of the following:

a. Property land uses are essentially the same property land uses present in 2009/11 as determined by available data.

b. There is no evidence that the property has been mass graded without proper authorization.

c. The micro-topography and hydrology of the property are substantially unchanged from 2009/2011conditions.

d. Creeks, swales and other drainage in same location (within 100 feet).

e. At least 70 percent of ponded water and/or other wetlands are still present on the property.

f. The proportion of parcel area in a topographic depression (depressional index) has not been diminished by more than 20 percent from the 2009/2011 index.

The baseline consistency finding establishes a comparison of resources. A finding of non-consistency does not establish responsibility for changes to the land-cover type. Foreseeable changes such as drought, arson fire or flood may result in non-consistency. However, if an apparent significant change in baseline land-cover is detected, the County will review the changes to determine if baseline land-cover information was inaccurate in 2009/11 or if land-cover conditions have in fact changed significantly. If land-cover conditions have changed significantly, the baseline land-cover conditions will be used as the basis for determining these mitigation strategy requirements. If a mapping error occurred, then mitigation will be based on existing land cover type at the time the consistency finding was requested.

iii. Mitigation Ratio: Preservation

For each 1.00 acres of vernal pool take, 1.00 acres of vernal pool will be preserved. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the preservation requirement may be met by preserving 1.00 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.00 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency. For the purposes of calculating the amount of preservation, the take calculation shall include any identifiable quantity of the resource affected.

iv. Mitigation Ratio: Compensatory Restoration, Enhancement and Creation

As indicated in Table 2 below, for each 1.00 acre of vernal pool take, 1.25 acres of compensatory wetlands will be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.50 acres of other wetlands. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the restoration, enhancement and creation requirement may be met by restoring, enhancing and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open water may be met through restoration, enhancement or creation of 1.25 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation strategy. However, in no event shall the compensatory requirement be reduced to below 1.00 by excess preservation. For the purposes of calculating the amount of restoration, enhancement, or creation, the take calculation shall include any identifiable quantity of the resource affected.

In some circumstances, enhancement of existing wetland habitat may add greater wetland function and value to the aquatic system and conserved natural communities

than restoration of previously existing or degraded features or creation of new wetland habitat.

At its discretion, consistent with the criteria below, the County may allow enhancement to apply towards the restoration requirement, provided that the enhanced features may not also be applied towards the preservation requirement. In limited circumstances, creation of new wetland features may also be appropriate and beneficial. If approved by the County and/or required by any permitting agency, created wetlands will apply towards the restoration requirement.

v. Restoration

Vernal pool habitat will be restored where soils and hydrologic conditions will support long-term viability, natural topography can be reproduced and evidence indicates the historical presence of vernal pools. Restoration plans will use nearby, natural, high quality pools as well as historical evidence as models. Restoration plans will consider the size and depth of pools to be constructed, hydrologic connections within complexes, depth from soil surface to hardpan, and upland area to pool-area ratios (USFWS 2005).

Restoration of previously disturbed vernal pool complexes is to be based on whether restoration is likely to increase vernal pool density (as measured in wetted-per-total acre) without exceeding the density present in 1937 aerial photos or other information approved by USFWS and/or CDFG and without harming existing vernal pools. Additional criteria will include whether or not sites occur outside of the Stream System, historically supported vernal pools (based on 1937 and 1938 aerial photos or other information approved by USFWS and/or CDFG), have hydrological conditions that ensure vernal pool complexes can be restored and protected in perpetuity, and have not been laser-leveled for agriculture or other uses.

Clearly defined objectives will be identified for all restoration projects. Success criteria will be established before each restoration plan is implemented. Monitoring of restored

Table 2. Mitigation Ratios for Impacts to Wetlands: Valley and Foothills

	Preservation Ratio	Restoration Ratio	Mitigation Community Type
Vernal Pool (1)	1:1	1.25:1	Preservation: All vernal pool Restoration: 0.75 minimum vernal pool up to 0.50 may be any wetland
Open Water	1:1	1.25:1	Open-water or Any wetland type
Fresh emergent wetland	1:1	1.25:1	Any wetland (2)
Other seasonal wetland Spring and seep	1:1	1.25:1	Any wetland

1) Vernal pools include seasonal depressional wetland.
2) California Black rail habitat must be mitigated in-kind where it occurs.

and created vernal pools in Placer County indicates that future restoration in the proposed locations has a high potential for success. It is essential that the Mitigation Strategy require an effective monitoring and adaptive management program in order to ensure the success of vernal pool restoration, enhancement and creation.

vi. Enhancement

The County will on a case-by-case basis approve enhancement actions and will consider whether the proposed enhancement will ameliorate the specific threats that occur on each site. Specific threats to vernal pool grasslands include: modification to the duration of inundation and hydroperiod due to changes in the hydrology of surface flows and perched groundwater flows; non-native vegetation (including annual grasses and noxious weeds); impacts from recreational use; impacts to water quality; non-native predators; and decreased pollination and dispersal of vernal pool species due to impacts to vernal pool uplands. Therefore, actions for maintaining and enhancing preserves with vernal pool grasslands may include: restoration of vernal pool topography; restoration of vernal pool isolation; re-introduction of vernal pool cysts, seeds and/or plants; restoring and enhancing vernal pool water quality; and invasive plant control.

vii. Creation

Creation is generally considered more appropriate for other wetland types than for vernal pools. Therefore the County will minimize the use of vernal pool creation as a strategy to mitigate for lost resources. Rather, conservation efforts will focus on preservation and enhancement of existing high quality vernal pools, with restoration serving to supplement preservation to protect and restore vernal pool complexes at the levels of the landscape and local watershed and to mitigate for resources lost to covered activities. Creation of vernal pools must be approved by the appropriate resource agencies to receive credit for mitigation under this measure. Vernal pool creation credits from an approved mitigation bank may apply towards this mitigation requirement. The bank must be consistent with the requirements of state and federal natural resource agencies, as acceptable to the County. Any out of county bank must include a service area that extends into the Plan area.

viii. Uplands and Buffer Requirements

Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting. To minimize edge effects from adjacent urban and suburban land, vernal pools should be no closer than 250 feet from existing or planned urban or suburban development or located such that adequate hydrology can be maintained in the event of future development.

ix. Conservation Easements / Management Plans

It is anticipated that most wetland preservation, restoration, enhancement and creation will be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. However, if additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply. As with the Land Cover Mitigation, the County shall accept as adequate mitigation any conservation easement and/or management plan required by a permitting agency or associated with an approved conservation or mitigation bank.

x. Use of Mitigation Bank Credits

Consistent with the requirements listed above, project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.

xi. Use of Excess Mitigation Assigned From Other Projects in Specific Plan

It is anticipated that, depending on the density of wetlands on land conserved to meet the land cover mitigation requirement, some projects within the Specific Plan may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the County.

xii. Out of County Mitigation

At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits.

In order to receive credit towards the obligations of this mitigation strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:

It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available

for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:

- *Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.*
- *Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.*
- *Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.*
- *Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.*

VI. OTHER MITIGATION MEASURES

Due to the changes to Mitigation Measures 4.4-1(a)-(d) outlined above, the mitigation measures also relating to open space, agricultural lands and biological resources are to be substituted for the previously adopted Mitigation Measures 4.1-3, 4.1-14, 4.4-2 through 4.4-30. As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.

Conversion of Agricultural Land to Non-Agricultural Uses

4.1-3 *Implement Mitigation Measure 4.4-1 as it pertains to agricultural land and open space.*

Cumulative Loss of Agricultural Land and Open Space

4.1-14 *Implement Mitigation Measure 4.4-1a as it pertains to agricultural land and open space.*

Removal of Listed Vernal Pool Species Habitat

4.4-2 *Implement Mitigation Measure 4.4-1.*

Removal of VELB Habitat

4.4-3 *Prior to approval of grading/engineering plans for any property within the Specific Plan area, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a*

qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the Plan area will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure no net loss of VELB habitat shall be developed.

The replacement of elderberry shrubs required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.

Removal of Habitat for Western Pond Turtle

4.4-4 *Construction shall be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If construction is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species on the properties surveyed. If pond turtles are found on the properties surveyed, locations of these occurrences shall be mapped.*

A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the presence of this species on the properties surveyed. If this species is not found on the properties surveyed, no further studies are necessary.

The replacement of western pond turtle habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle.

Construction Could Destroy Active Nests of Burrowing Owls

4.4-5 *When construction is proposed during the burrowing owl breeding season (April-September), a focused survey for burrows shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify any active burrows. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Burrows that must be removed as a result of Specific Plan implementation shall be removed during the non-breeding season (October to March). If no active nests are found during the focused survey, no further mitigation will be required.*

If burrows are removed as a result of implementation and there is suitable habitat on-site, on-site passive relocation shall be required. Owls will be encouraged to move from occupied burrows to alternate natural or artificial burrows that are beyond 50 meters from the impact zone and that are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair of relocated owls. Relocation of owls should only be implemented during the non-breeding season.

On-site habitat shall be preserved in a conservation easement and managed to promote burrowing owl use of the site.

If there is not suitable habitat on-site, off-site passive relocation shall be required. Off-site habitat must provide suitable burrowing owl habitat. Land shall be purchased and/or placed in a conservation easement in perpetuity and managed to maintain suitable habitat. Off-site mitigation shall use one of the following ratios:

1. *Replacement of occupied habitat with occupied habitat: 1.5 times 6.6 (9.75) acres per pair or single bird.*

2. *Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 (13.0) acres per pair or single bird.*

3. *Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 (19.5) acres per pair or single bird.*

In the event passive relocation and use of artificial burrows is required on- or off-site, a banding and tracking program shall be established in accordance with accepted protocols to allow measurement of success. In the event the relocation program is proven not to be successful, additional steps shall be undertaken as required by the County in consultation with CDFG.

The replacement of burrowing owl habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for burrowing owl.

Removal of Nesting and Foraging Habitat for Swainson's Hawk

4.4-6 *Swainson's hawk foraging habitat shall be mitigated through implementation of Mitigation Measure 4.4-1. Additionally, the applicant shall be required to obtain a CESA take permit for any active nest tree that may be removed as part of any proposed construction under the Specific Plan. Additional mitigation measures for the loss of active nest trees shall include the planting of suitable nest trees at a 15:1 ratio on suitable foraging habitat areas within west Placer County.*

The replacement of Swainson's hawk foraging habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1.

Removal of Nesting and Foraging Habitat for tricolored blackbird

4.4-7 *If construction activities are proposed during the tricolored blackbird breeding season (May to August), a focused survey for nesting colonies shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active*

nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (September to April). If no active nests are found during the focused survey, no further mitigation will be required.

This measure would ensure that tricolored blackbird nests are avoided when active, so that eggs and young would be protected. Once the blackbirds have fledged their nests, the nests can be removed without harm to the birds.

Destruction of Active Nests or Disturbance of Nesting Raptors

4.4-8 *When construction is proposed during the raptor breeding season (March to early September), a focused survey for raptor nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Trees containing nests shall be removed during the non-breeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. This measure will ensure that active nests are not moved or substantially disturbed during the breeding season, so that raptor eggs and young are not destroyed or abandoned as a result of construction.*

Destruction of Active Nest or Disturbance of Bats

4.4-9 *Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.*

The initial assessment will involve looking for bats or bat signs such as guano, urine staining, and culled food parts, and will identify those specific locations that represent potential habitat (i.e., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be affected (i.e., removed), no further measures are required.

Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be

repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.

If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly."

Removal of Individual Oak Trees

4.4-10a *For each oak tree greater than six inches DBH that is removed, one 15-gallon planting, one depot-40 seedling for each inch removed and three 1-gallon shrubs will be planted. De minimus impacts to area containing oak trees, not including actual tree removal, associated with passive trail use shall not be considered an impact requiring mitigation.*

The replacement of oak trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.

4.4-10b *Trees that are not planned for removal shall be preserved and protected. These oak trees shall be preserved and avoided by implementation of the following measures:*

- *Trees that are not proposed for removal and that are within two hundred feet of grading activities shall be protectively fenced five feet beyond the dripline and root zone of each oak tree (as determined by a certified arborist). This fence, which is meant to prevent activities that result in soil compaction beneath the canopies or over the root zone, shall be maintained until all construction activities are completed. No vehicles, construction equipment, mobile offices, or materials shall be placed within this fenced area.*

- *Grade changes shall be minimized to the extent feasible within or adjacent to the drip line of existing trees. No soil surface removal greater than one foot in depth shall occur within the drip lines of oak trees to be preserved. No cuts shall occur within five feet of their trunks. No earthen fill greater*

than one foot deep shall be placed within the drip lines of preserved oak trees, or within five feet of their trunks.

- *Paving shall not be placed in the drip lines of oak trees to be preserved.*

- *Underground utility line trenching shall not be placed within the drip lines of oak trees to be preserved. If it is absolutely necessary to install underground utilities within the drip lines of oak trees, the trench shall either be bored or drilled, but not within five feet of the trunk.*

- *For trees that will be removed, the project applicant shall submit a tree survey map of oaks to be removed or disturbed during project construction. Within these impact areas, an inventory of the location, number and health of oaks shall be prepared by a certified arborist. A certified arborist shall also prepare a monitoring and management plan for each project disturbing or removing oak trees. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures.*

- *Annual monitoring shall be included to ensure that an 80% survival rate is achieved over a five-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. An oak tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis.*

Development Will Fill Jurisdictional and Non-jurisdictional Wetlands and Other Jurisdictional Waters of the US

4.4-11a *Implement Mitigation Measure 4.4-1 as it pertains to non-vernal pool wetlands.*

Loss of Riparian Habitat and Disturbance of Drainages

4.4-12a *Prior to the issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 et seq. of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed agreements. All stream crossings shall be performed using a "jack and bore" construction technique, unless otherwise specified by CDFG. Streambed Alteration Agreement measures to protect the channel bank of a stream from*

erosion and related effects of construction shall be included in all related construction contracts.

4.4-12b *For each riparian tree removed, one 15-gallon tree, one depot-40 seedling for each inch, and three one-gallon shrubs will be planted within existing riparian or improved drainage corridors in the Specific Plan Area. The replacement ratios exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. The replacement of riparian trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.*

Removal of Nesting and Foraging Habitat for Loggerhead Shrike

4.4-13 *If construction activities are proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.*

This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have fledged, their nests can be removed without harm to the birds.

Off-Site Infrastructure

Removal of Habitat for Special-Status Plant Species

4.4-15 *Installation of infrastructure within off-site infrastructure areas shall be designed to avoid impacts to potential special-status plant species habitat, if feasible. If special-status plant habitat cannot be avoided, then a mitigation/conservation plan shall be prepared and implemented. The plan shall include measures to ensure "no net loss" of special-status plant species habitat.*

If installation of infrastructure is required in areas of potential habitat, then a focused rare plant survey for these species shall be conducted prior to approval of grading/engineering plans. The survey is required to determine the presence or absence of these species in these areas. The survey shall be completed by a qualified botanist during the appropriate peak blooming period for these species. If special-status plants are found, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that includes long-term strategies for the

conservation of the species shall be developed upon confirming the presence of these species. The plan shall provide for preservation and restoration at ratios that would ensure "no net loss" of the affected plant habitat. If these species are not found, no further studies will be necessary.
The mitigation acreage required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes vernal pools that provide equal or greater habitat value for the affected special-status species plants.

Avoidance and/or loss of habitat for special-status plants outside of Placer County would be regulated by the USACE, CDFG, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location of such plants and whether they are federal or state listed species. These jurisdictions can and should implement similar measures to ensure "no net loss" of special-status plant habitat.

Removal of Habitat for Listed Vernal Pool Invertebrates

4.4-16 *Installation of off-site infrastructure shall be designed to avoid vernal pools, if feasible. If pools will be filled or degraded by off-site infrastructure areas, implement Mitigation Measure 4.4-2.*

The mitigation acreage required by this measure shall be entirely included within Mitigation Measure 4.4-1.

Avoidance and/or fill of vernal pools outside of Placer County will be regulated by the USACE, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location and type of vernal pools that would be affected. Federal policy (for jurisdictional wetlands), Sacramento County policy and Sutter County policy all call for "no net loss" of wetlands. These jurisdictions can and should implement measures similar to those provided in Mitigation Measure 4.4-1 to ensure "no net loss" of vernal pools.

Removal of VELB habitat

4.4-17 *Prior to approval of grading/engineering plans, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the off-site infrastructure areas will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure "no net loss" of VELB habitat shall be developed.*

The replacement of elderberry shrubs required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.

This measure would ensure "no net loss" of VELB habitat within Placer County. If elderberry shrubs are present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of VELB habitat.

Removal of Habitat for Western Pond Turtle

4.4-18 *Implement Mitigation Measure 4.4-4, which requires that construction be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If installation is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If pond turtles are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.*

A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.

The replacement of western pond turtle habitat, if necessary, shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle. If western pond turtle is present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of its habitat.

Destruction of Active Nests for Disturbance of Burrowing Owls

4.4-19 *Implement Mitigation Measure 4.4-5, which requires nesting surveys prior to construction, so if burrowing owls establish nests in the off-site infrastructure areas, they would be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting owls would not be disturbed. . Once the young have fledged, the nests can be removed, because the owls would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting burrowing owls would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting burrowing owls.*

Removal of Habitat for Swainson's Hawk

4.4-20 *No mitigation measures are required.*

Removal of Habitat for Tricolored Blackbird

4.4-21 *If installation of infrastructure is proposed in areas where identified non-raptor special-status bird species may occur, a focused survey for non-raptor special-status bird nests and/or nesting colonies shall be conducted by a qualified biologist within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests and/or nesting colonies are found, no construction activities shall take place within five hundred feet of the nest and/or nesting colony until the young have fledged and the biologist has consulted with the CDFG, particularly with respect to vegetation removal as a result of installation of project infrastructure. If no active nests are found during the focused survey, no further mitigation will be required.*

This measure would ensure that bird nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting non-raptor special status bird species.

Destruction or Disturbance of Active Raptor Nests

4.4-22 *Implement Mitigation Measure 4.4-8, which requires nesting surveys prior to construction, so if raptor nests are present in the off-site infrastructure areas, they will be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting raptors will not be disturbed. Once the young have fledged, the nests can be removed, because the raptors would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting raptors would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County and/or the City of Roseville, if needed, to protect nesting raptors.*

Harm or Destroy the California Horned Lizard

4.4-23 *Installation of off-site infrastructure shall be designed to avoid impacts to potential habitat for California horned lizard, if feasible. If installation is required in areas of potential habitat, a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If horned lizards are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.*

A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the

presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.

This measure would protect the California horned lizard, if present, from harm. Surveys of proposed impact areas shall be conducted during the active season for the lizard (generally April to October). During the spring, lizards are typically active during mid-day. During summer, activity transitions to morning and late afternoon.

The replacement of habitat, if necessary, shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for the affected habitat. If California horned lizard is present in off-site infrastructure areas in Sutter County, Sacramento County and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of its habitat.

Destruction of Active Roosts or Disturbance of Bats

4.4-24 *Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.*

The initial assessment will involve looking for bats or bat sign such as guano, urine staining, and culled food parts and will identify those specific locations that represent potential habitat (e.g., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be impacted (i.e., removed), no further measures are required.

Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.

If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly." Similar measures to those described in this mitigation measure could be used by Sutter County, Sacramento County, and/or the City of Roseville.

Removal of Oak Trees

4.4-25 *Implement Mitigation Measures 4.4-10a and 4.4-10b. The applicant is to provide a tree survey map of all trees that would be removed or disturbed during construction of the off-site infrastructure areas. These trees shall be replaced as specified in Mitigation Measure 4.4-10. Replacement trees shall be monitored annually to ensure that the new oaks and oak woodland are successful. Mitigation Measure 4.4-10b specifies measures to be taken to protect remaining trees from damage during construction. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed to protect oak woodland and individual trees.*

Fill Jurisdictional and Non-Jurisdictional Wetlands and other Jurisdiction Waters of the U.S.

4.4-26 *Infrastructure installations shall be redesigned to avoid impacts to wetlands, and other waters of the U.S., if feasible. If wetlands cannot be feasibly avoided, implement Mitigation Measure 4.4-1. Successful restoration of vernal pools and other wetlands under Mitigation Measure 4.4-1 would result in more wetland acreage than would be lost to development. Sutter County, Sacramento County and/or the City of Roseville could require similar measures to ensure "no net loss" of wetlands.*

The mitigation acreage required by these measures shall be entirely included within Mitigation Measure 4.4-1.

Loss of Riparian Habitat and Disturbance of Drainages

4.4-27 *Implement Mitigation Measure 4.4-12, which requires a Streambed Alteration Agreement from CDFG whenever a road (bridge) or utility line would be constructed across a stream. The Agreement would include measures to protect the channel and bank of a stream from erosion and related effects of construction. The measure also requires that Mitigation Measure 4.4-12 be implemented as it pertains to riparian habitat. New trees and shrubs would be planted to replace those removed for development. The replacement ratios would exceed 1:1 in order to ensure that over the long-term the value of new*

riparian habitat equals or exceeds the value of the habitat that was lost. Any stream crossings proposed in Sutter County, Sacramento County, and/or the City of Roseville would also likely be required to obtain a Streambed Alteration Agreement.

Impacts to Giant Garter Snake Habitat

4.4-28 *All construction activity involving disturbance of habitat, shall be restricted to the period between May 1 and September 30. This is the active period for Giant Garter snake and direct mortality is lessened, because snakes are expected to actively move and avoid danger.*

24-hours prior to construction activities, the project area shall be surveyed for Giant Garter snake. Survey of the project area shall be repeated if a lapse in construction activity of two weeks or greater has occurred. If a snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. Any incidental take and any sightings shall be reported to the USFWS immediately.

Movement of heavy equipment shall be confined to existing roadways to minimize habitat disturbance.

Construction personnel shall (to the extent practical) receive USFWS-approved worker environmental awareness training. This training instructs workers to recognize Giant Garter snakes and their habitat(s), and what to do if a Giant Garter snake is encountered during construction activities.

No plastic, monofilament, jute, or similar erosion control matting that could entangle snakes will be placed on a project site when working within 200 feet of snake aquatic or rice habitat. Substitutions include coconut coir matting, tactified hydroseeding compounds, or other material approved by the Wildlife Agencies.

Between April 15 and September 30, all irrigation ditches, canals, or other aquatic habitat shall be completely dewatered, with no puddle water remaining, for at least 15 consecutive days prior to the excavation or filling in of the dewatered habitat. Make sure dewatered habitat does not continue to support Giant Garter snake prey, which could detain or attract snakes into the area. If a site cannot be completely dewatered, netting and salvage of prey items may be necessary.

Confine clearing to the minimal area necessary to facilitate construction activities. Flag and designate avoided Giant Garter snake habitat within or adjacent to the project as Environmentally Sensitive Areas. This area shall be avoided by all construction personnel.

If a live Giant Garter snake is found during construction activities, immediately notify the USFWS and the project's manager. The manager shall do the following:

> *Stop construction in the vicinity of the snake. Monitor the snake and allow the snake to leave on its own. A monitor shall remain in the area for the remainder of the work day to make sure the snake is not harmed or if it leaves the site, does not return. Escape routes for Giant Garter snake should be determined in advance of construction and snakes should always be allowed to leave on their own. If a Giant Garter snake does not leave on its own within one working day, further consultation with USFWS is required.*

Fill or construction debris may be used by Giant Garter snake as an over-wintering site. Therefore, upon completion of construction activities, remove any temporary fill and construction debris. If this material is situated near undisturbed Giant Garter snake habitat and it is to be removed between October 1 and April 30, it shall be inspected by a qualified biologist to assure that Giant Garter snake are not using it as hibernaculae. Wherever feasible, restore disturbed areas to pre-project conditions. Restoration work may include such activities as replanting species removed.

Impacts to Nesting Habitat for Loggerhead Shrike

4.4-29 *If installation of infrastructure is proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of installation shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.*

This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting tricolored blackbirds.

Removal of Habitat for Special-Status Fish Species

4.4-30a *Implement Mitigation Measures 4.4-12a and 4.4-12b.*

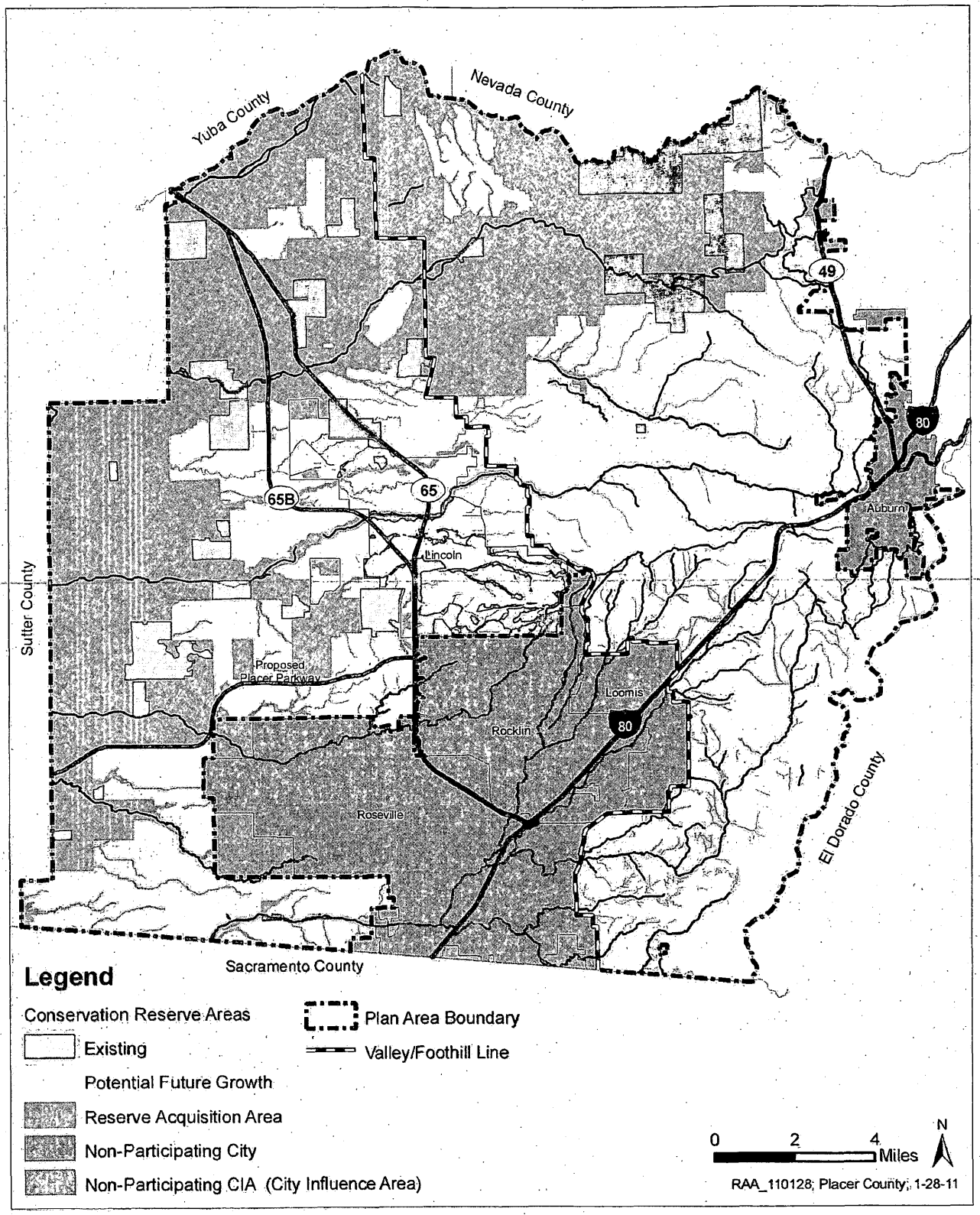
4.4-30b *A qualified fish biologist shall be present on-site during any dewatering activities at construction sites to minimize impacts to special-status species*

(i.e., prevent stranding of special-status species). Individual fish collected during dewatering shall be identified and released in an uninterrupted waterway adjacent to the area of disturbance.

4.4-30c *Chinook salmon and steelhead resources shall be protected from potential construction-related activities by adherence to a construction window, whereby construction activities would be precluded from October 15 through June 15. This window corresponds to the time when both adult and juvenile Chinook salmon and steelhead are expected to migrate through the area. Further measures to protect salmon resources include use of Best Management Practices (BMPs) to minimize and localize siltation and other water quality impacts and to provide for riparian restoration activities. Such BMPs may include the use of cofferdams and other structures during dewatering and construction activities. Water quality monitoring shall also be performed to ensure that state and federal water quality standards are met.*

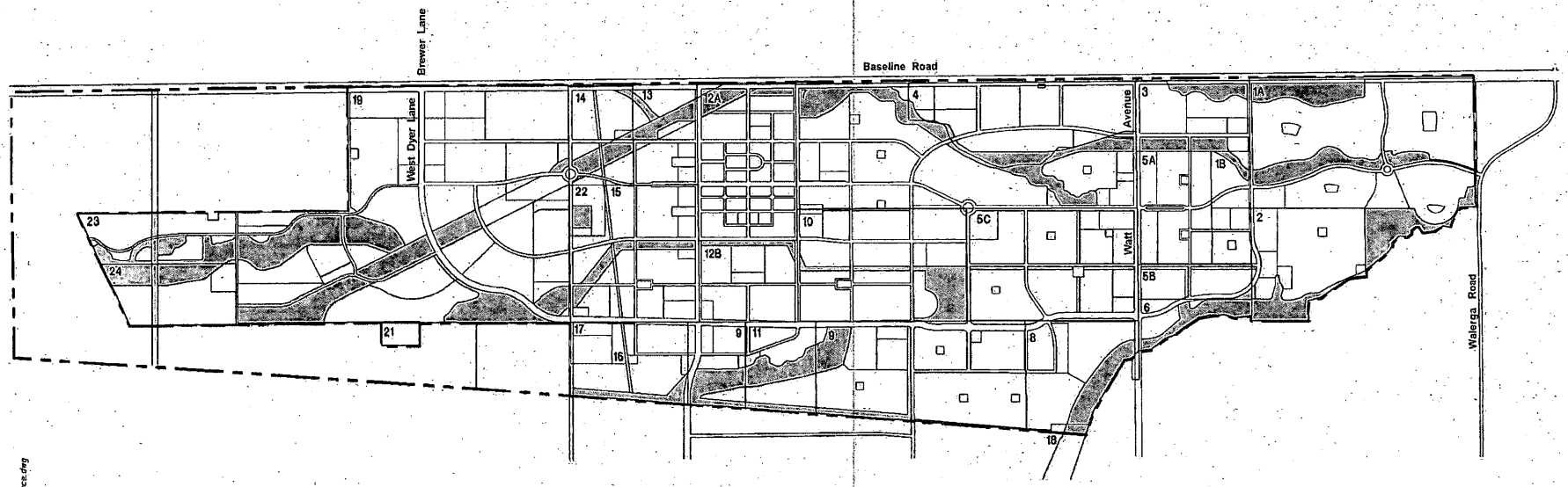
A-1

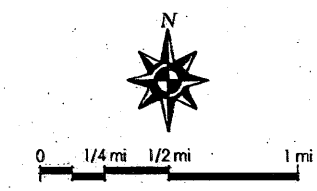
Figure 5-3
Reserve Acquisition Area Map



The Reserve Acquisition Area Map was developed through a stakeholder process and is proposed to guide the implementation of the PCCP. It identifies the primary are where the Reserve System would be established and shows where the majority of covered potential future growth would occur.

A-2





OPEN SPACE
Placer Vineyards Specific Plan

LEGEND	
Property ID No.	8
Open Space	

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

5-18-2011 09:39:52 shaskell P:\18156\exhibits\MS_EDAW-baseplan-JULY-07-OpenSpace.dwg
There are no irreferences in this drawing.

A-3

PLACER VINEYARDS SPECIFIC PLAN
OPEN SPACE SUMMARY

PROPERTY ID NO.	GROSS PARCEL AREA (ACRES)	OPEN SPACE AREA (ACRES)	REMAINING AREA (ACRES)
1A	402.0	88.0	314.0
1B	56.0	4.0	52.0
2	138.0	19.0	119.0
3	100.5	26.0	74.5
4	179.2	20.0	159.2
5A	106.5		106.5
5B	51.0	5.0	46.0
5C	241.5	6.5	235.0
6	39.0	18.0	21.0
7	357.0	63.0	294.0
8	120.0	24.5	95.5
9	326.0	61.5	264.5
10	242.0	30.0	212.0
11	79.0	27.5	51.5
12A	196.0	20.0	176.0
12B	102.0	6.5	95.5
13	80.0	13.0	67.0
14	80.0	20.0	60.0
15	202.0	23.0	179.0
16	94.0	16.0	78.0
17	19.5		19.5
18	3.5	2.5	1.0
19	816.5	159.5	657.0
20	0.3		0.3
21	10.5		10.5
22	22.5	6.5	16.0
23	92.5	22.5	70.0
24	94.0	26.5	67.5
TOTAL	4251.0	709.0	3542.0

5/18/2011
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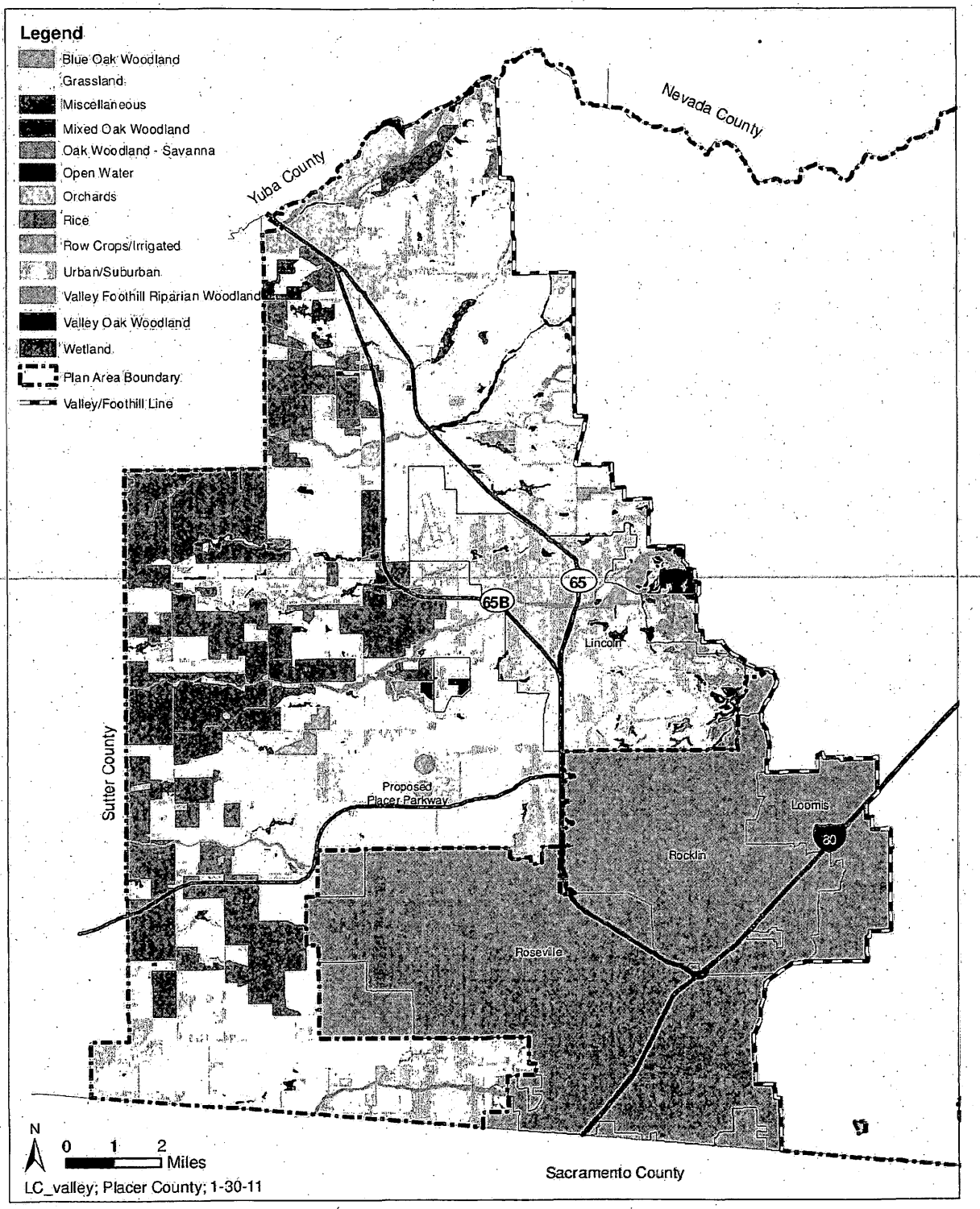
A-4a

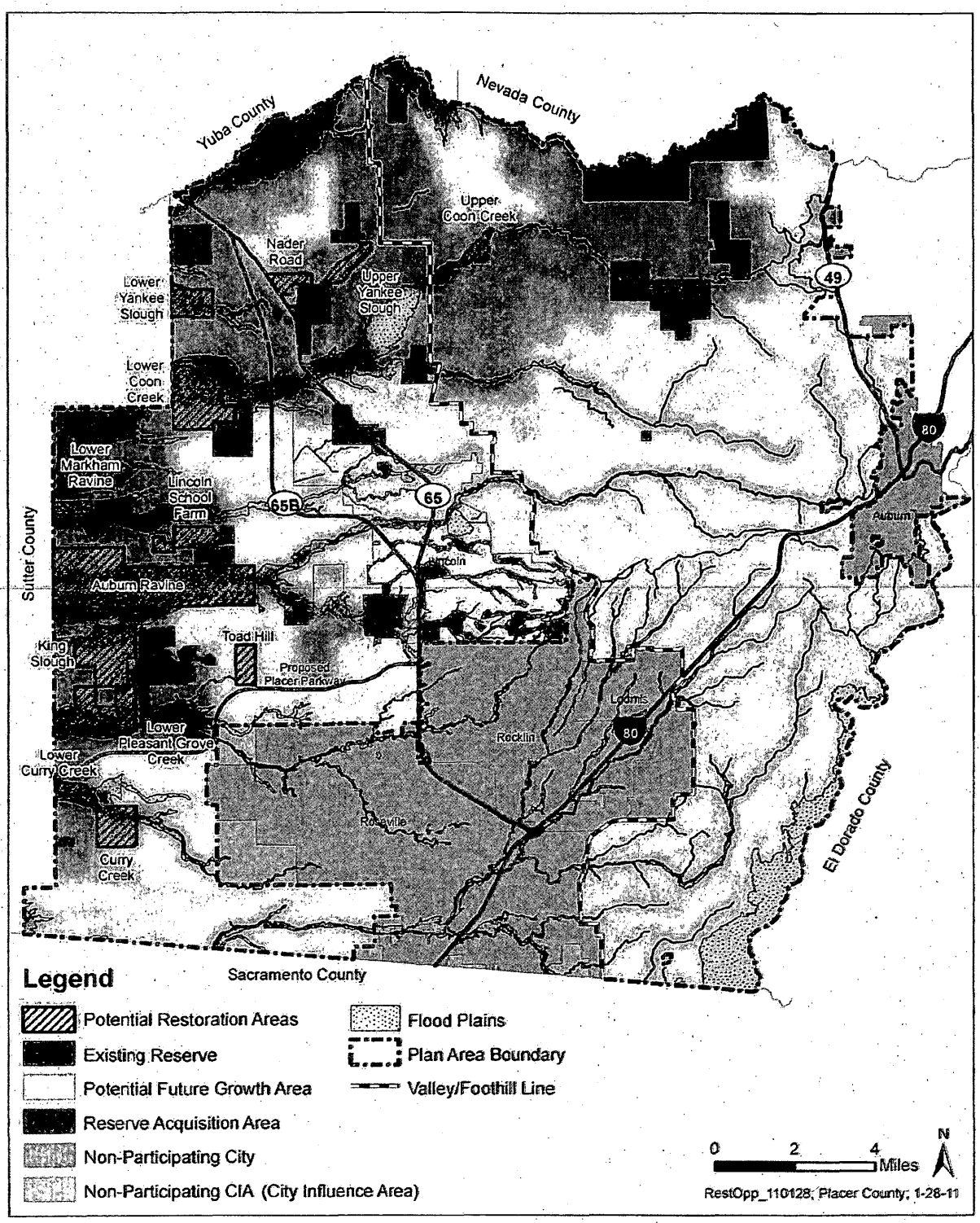
Figure 3-2
Valley Land-Cover



The Valley is dominated by agricultural use ranging from non-irrigated pasture grassland to irrigated cropland and rice cultivation.

A-4b

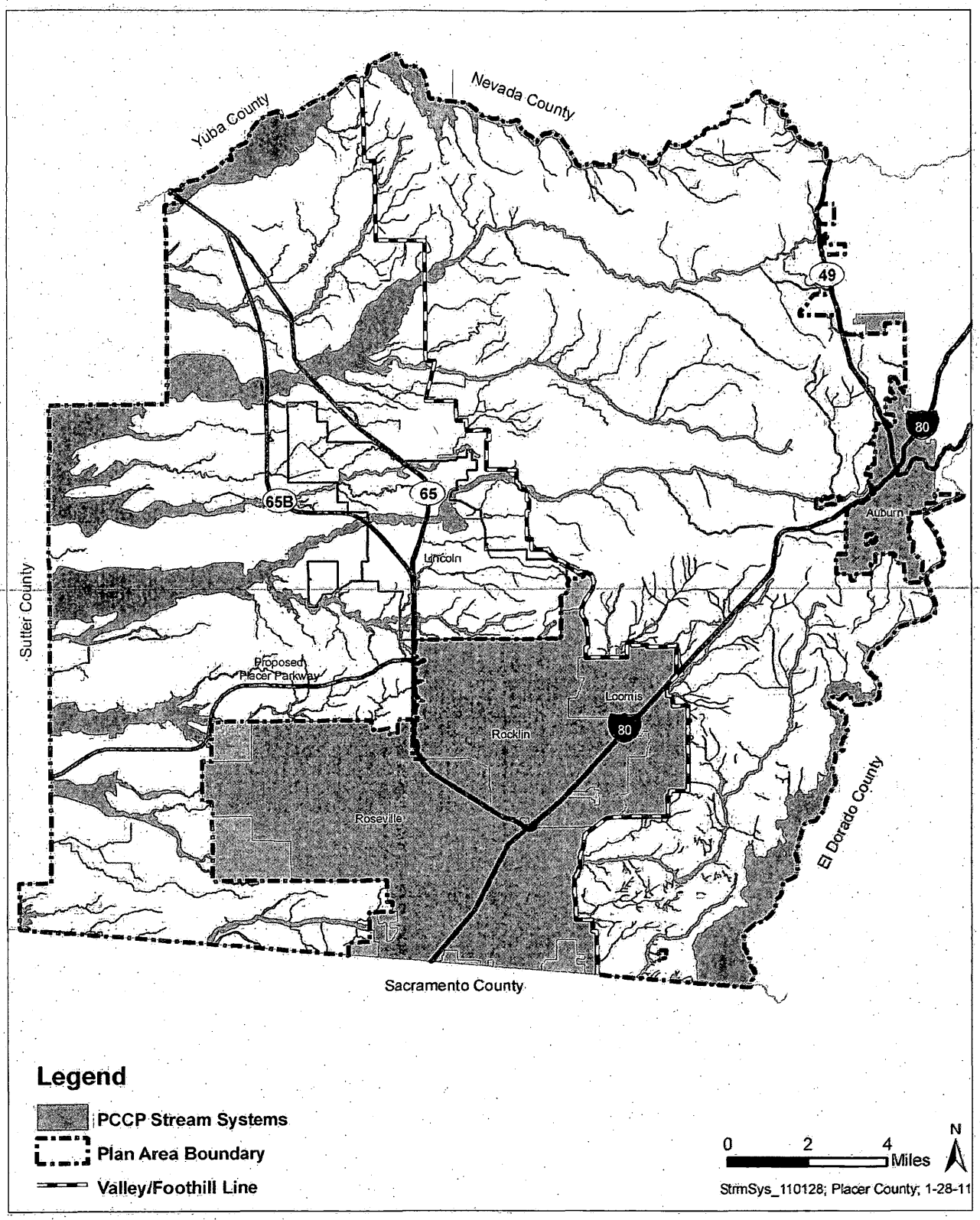
Figure 5-6
Restoration Opportunity Areas



Numerous areas within the RAA are suitable for enhancement and restoration of biological values. Preliminary planning work shown here would be an ongoing part of setting acquisition priority for Reserve System during Plan implementation.

A-5

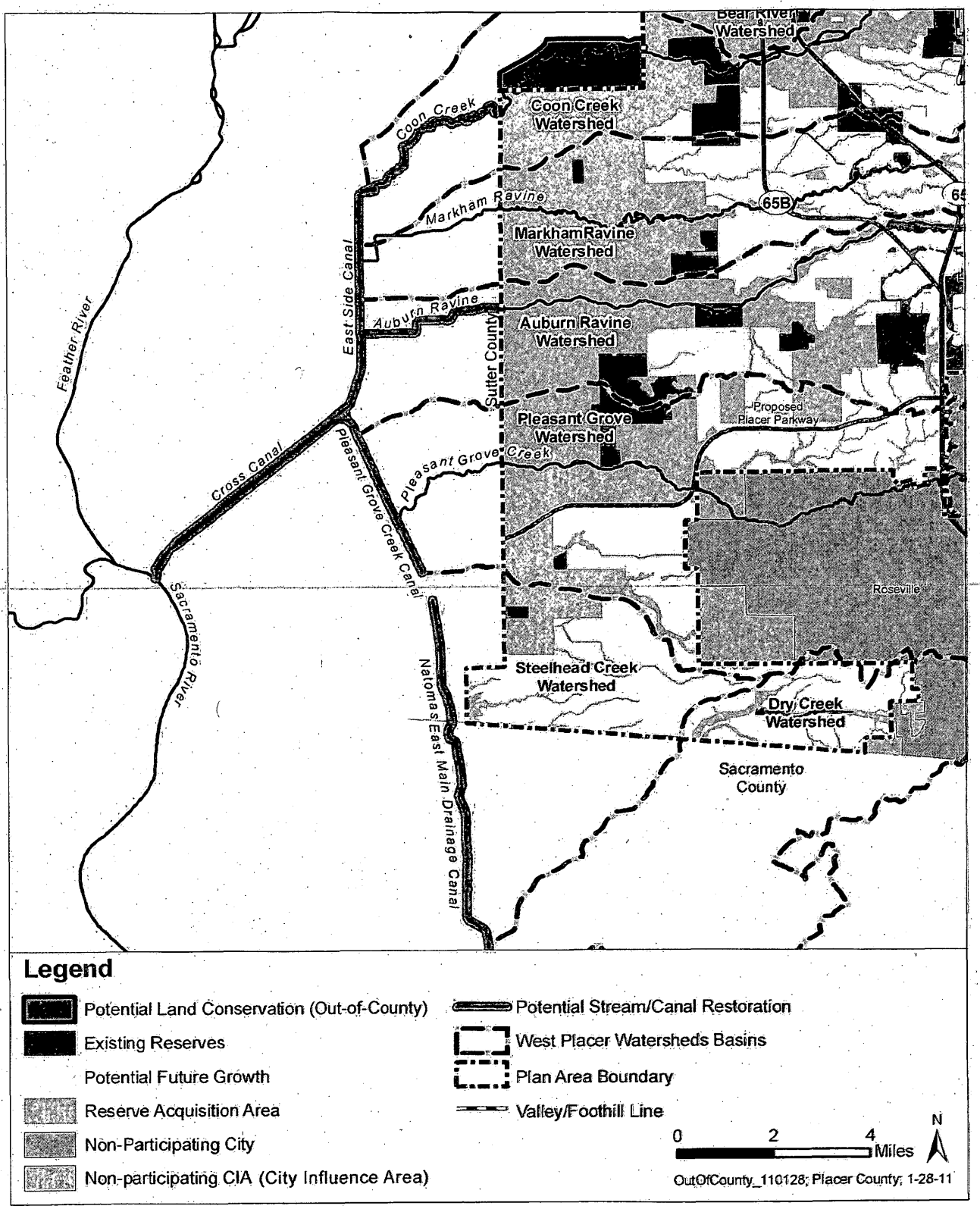
Figure 5-2
PCCP Stream Systems



The Stream System comprises the streams of the Plan area and a zone around them which is the greater of the 100-year flood plain or a setback distance specified for each stream. The PCCP provides regulatory protection to the Stream System through the CARP.

A-6

Figure 5-5
Conservation Outside Plan Area



Some areas outside of Placer County may be suitable for PCCP protection and restoration in cooperation with neighboring Sutter County: 1) a portion of the Coon Creek floodplain and 2) the Cross Canal and streams connecting Placer watersheds to the Sacramento River.

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM, PLACER VINEYARDS SPECIFIC PLAN

Placer County has adopted a Mitigation Monitoring and Reporting Program procedure (Chapter 18, Environmental Review, Article 18.28 of the Placer County Code). The County's program has two components, the standard mitigation monitoring program (Section 18.28.030) and the mitigation reporting plan (18.28.050). The standard mitigation monitoring program is utilized when the County's existing permitting process will serve as monitoring. The project specific reporting plan requires that each mitigation measure be listed, along with an identification of individuals or agencies responsible for monitoring and verifying compliance, identification of when the mitigation measure will be implemented, the frequency of monitoring, performance criteria, and identification of the cost, if appropriate. The standard mitigation monitoring program and project specific reporting plan are each provided in table format.

STANDARD MITIGATION MONITORING AND PROGRAM

This program requires that mitigation measures adopted for discretionary projects, such as the Placer Vineyards Specific Plan, be included in the conditions of approval for that project. Compliance with conditions of approval is monitored by the County through a variety permit processes as listed below.

Development Review Committee
Improvements Plan Approval
Improvements Construction Inspection
Encroachment Permit
Final Map Recordation
Acceptance of Project as Complete
Building Permit Approval
Certificate of Occupancy

The issuance of any of the listed permits or County actions, which must be preceded by verification from County staff that certain conditions of approval/mitigation measures have been met, serve as the required monitoring for those conditions of approval/mitigation measures. Mitigation measures that involve on-going monitoring require the preparation of a specific Mitigation Reporting Plan. Table 1 includes those mitigation measures for the Placer Vineyards Specific Plan project that will be monitored through County staff verification of required approvals.

Table 1
Standard Mitigation Monitoring Program

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
At the time of Building Permit issuance	County Building Department	4.1-6 Revised Draft EIR page 4.1-55	A minimum 100-foot setback shall be maintained between structures intended for permanent residential habitation and the 115kV utility lines (as measured from the nearest utility line). Similarly, a setback of 150 feet shall be maintained for the substation and 230kV utility lines.
With Design/Site Review Application submittal	Planning Department	4.2-3 Revised Draft EIR page 4.2-57	Water storage tanks shall be subject to review and approval pursuant to the County's Design Review process. In concert with Design Review, a landscaping plan that softens the visual appearance of the tanks from open space areas shall be submitted, and shall conform to the standards contained in the Placer County Landscape Design Guidelines Manual.
Prior to approval of the first Development Phase	Department of Public Works	4.3.2-1a Revised Draft EIR page 4.3-22	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved *Master Project Drainage Study*. The project drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the *Placer County Storm Water Management Manual* and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-1d Revised Draft EIR page 4.3-23	The location, size and ownership of any canals in the Specific Plan area shall be described in the project drainage report and shown on Improvement Plans. The Department of Public Works shall be provided with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to project construction. Said letter shall be provided to the Department of Public Works prior to the approval of Improvement Plans.
Prior to Building Permit issuance	Department of Public Works	4.3.2-1e Revised Draft EIR	New development in the Specific Plan area within the Dry Creek watershed shall be subject to the one-time payment of drainage improvement and flood control fees pursuant to the Dry Creek Watershed Interim Drainage Improvement Ordinance (Ref. Article

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.3-23	15.32, formerly Chapter 4, Subchapter 20, Placer County Code). The actual fees to be paid will be those in effect at the time the payment occurs.
Prior to Building Permit issuance	Department of Public Works	4.3.2-1f Revised Draft EIR page 4.3-25	New development in the Specific Plan area within the Dry Creek Watershed shall be subject to payment of annual drainage improvement and flood control fees pursuant to the Dry Creek Watershed Interim Drainage Improvement Ordinance (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). 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 special assessments.
Prior to approval of the first Development Phase	Department of Public Works	4.3.2-1h Revised Draft EIR page 4.3-24	Prior to any Improvement Plan approval (including plans for backbone infrastructure), the *Master Project Drainage Study* shall be submitted to the Placer County Department of Public Works for review and approval. The *Master Project Drainage Study* shall be 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 submittal. The report shall be prepared by a Registered Civil Engineer and shall include all drainage elements outlined in this Revised Draft EIR. The drainage facilities shall be designed for future, fully-developed, unmitigated flows from upstream development. Regional detention and retention basins, regional water quality basins, as well as regional drainage channel improvements shall be incorporated with appropriate design information along with appropriate phasing information.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-1i Revised Draft EIR page 4.3-24	New development in the Specific Plan area within the Steelhead Creek (NEMDC) tributary shall be subject to payment of fair share stormwater volume mitigation fees to the County of Sacramento. The current fees range from $259.00 to $652.00 per acre. (Fee Schedule for Zone 11C) and are adjusted annually. The actual fees to be paid will be those in effect at the time the payment occurs. Prior to Improvement Plan approval, the applicant shall provide evidence to the Placer County Department of Public Works that the fees have been paid to Sacramento County.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.2-2a Revised Draft EIR page 4.3-25	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved *Master Project Drainage Study*. The project drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the *Placer County*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			Storm Water Management Manual and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR and adopted by the Board of Supervisors.
Prior to Improvement Plan approval and final subdivision map recordation	Department of Public Works	4.3.2-3a Revised Draft EIR page 4.3-27	No grading or other disturbance shall occur within the post-project 100-year floodplain limit as identified in the *Master Project Drainage Study* except, as necessary to construct and maintain drainage improvements. The post-project 100-year floodplain shall be designated as a development setback line on Improvement Plans and final subdivision maps unless greater setbacks are required by other mitigation measures or conditions of approval.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.2-3b Revised Draft EIR page 4.3-27	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved *Master Project Drainage Study*. The project drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the *Placer County Storm Water Management Manual* and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.
With Subsequent Conformity Review Application and prior to Improvement Plan approval	Department of Public Works	4.3.2-3c Revised Draft EIR page 4.3-27	New development applications within the Specific Plan area shall identify the limits of existing and proposed floodplains in the site-specific project drainage report. Channel/swale construction and/or improvements with new development shall be designed in accordance with the Placer County Storm Water Management Manual and provide sufficient freeboard for the 100-year event and shall be identified with floodplain

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			delineations.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-3d Revised Draft EIR page 4.3-27	The developer shall construct flood-warning devices (e.g., rain gauges, stream gauges with radio transmitters) within floodplains as indicated in the *Placer County Storm Water Management Manual* and Placer County Code. The flood warning devices shall be shown on the Improvement Plans.
With Subsequent Conformity Review Application for projects within the Dry Creek Drainage Shed	Department of Public Works	4.3.2-11a Revised Draft EIR page 4.3-33	Prior to any development pursuant to the Specific Plan within the Dry Creek Drainage Shed, the developer shall submit to the Placer County Department of Public Works project-specific drainage reports, calculations and plans addressing up-gradient and project flows within the Dry Creek drainage shed for review and approval. *Placer County Storm Water Management Manual* and the Placer County Code require developments to not cause adverse impacts to upstream or downstream properties.
Prior to approval of the first Development Phase	Department of Public Works	4.3.2-11b Revised Draft EIR page 4.3-33	The *Master Project Drainage Study* and project-specific drainage reports shall design for conveyance of future, fully-developed, unmitigated flows from upstream development outside of the Specific Plan area.
Prior to approval of the first small lot tentative subdivision map and prior to Building Permit issuance	Planning Department, Placer County Water Agency, and Building Department	4.3.3-8c Revised Draft EIR page 4.3-82	To address potential scenarios in which, despite best efforts to avoid well failure, any of the existing wells in the area fails as a result of the pumping for development under the Specific Plan, the owners of failed wells, upon submission of proof of such failure, shall be compensated through a well insurance program funded through development within the Specific Plan area. No small lot tentative map shall be approved until the developer, working with PCWA, puts in place a legal and financial mechanism for funding a Placer Vineyards Well Insurance Program, to be administered by PCWA, to insure against failure for up to an estimated replacement cost to be determined. Said Well Insurance Program shall include payment of a fee at the issuance of a building permit. Such fee shall be determined based on the number of private wells eligible for the program (existing wells within a two-mile radius of each municipal well to be constructed) multiplied by the cost of a typical residential well construction (to be determined) and divided by the total number of equivalent dwelling units (edu) in the Specific Plan area. Additional components of the Well Insurance Program will be developed prior to approval of the first small lot tentative subdivision map.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
With Improvement Plan submittal	Department of Public Works	4.3.3-10 Revised Draft EIR page 4.3-83	Pumps required for any municipal wells for purposes of a backup groundwater supply for development under the Specific Plan shall be located within sound-attenuating acoustical shelters to reduce generated noise levels below noise thresholds established by the *Placer County General Plan* Noise Element for the affected sensitive receptors.
With Subsequent Conformity Review Application and Prior to Improvement Plan approval	Department of Public Works	4.3.4-1a Revised Draft EIR page 4.3-117	Prior to submission of applications for new development within the Specific Plan area, the precise location and preliminary design of the regional water quality detention/sedimentation basins, as described in the *Master Project Drainage Study* shall be submitted to Placer County for review and approval. This plan shall also include the method or methods for funding the long-term maintenance of regional water quality maintenance measures. Finally, the plan shall also include sanctions available to enforce the implementation and maintenance of measures, should measures fail or not be maintained over time.
With Improvement Plan submittal for each Development Phase	Department of Public Works	4.3.4-1b Revised Draft EIR page 4.3-117	Plans for construction of backbone infrastructure shall include construction of regional basins in sequence and location determined by the *Master Project Drainage Study* required by Mitigation Measure 4.3.4-1a.
With Improvement Plan submittal for backbone infrastructure	Regional Water Quality Control Board	4.3.4-1c Revised Draft EIR page 4.3-117	Plans for construction of backbone infrastructure shall include SWPP plans prepared in conformance with the requirements of Mitigation Measure 4.5-4b.
Prior to Improvement Plan approval for new development	Department of Public Works	4.3.4-1d Revised Draft EIR page 4.3-117	Prior to Improvement Plan approval for new development other than that for backbone improvements, each applicant shall include site-specific plans for accomplishment of long-term reductions in water quality impacts. The applicant shall also propose a method of financing the long-term maintenance of such facilities, such as a County Service Area or the expansion of CSA #28, in conformance with Mitigation Measure 4.3.4-1a. Such plans shall conform to all mitigation measures set forth in this Revised Draft EIR and adopted by the Board of Supervisors.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.4-1e Revised Draft EIR page 4.3-118	New development shall submit a site-specific BMP plan showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction during the Subsequent Conformity Review process and prior to Improvement Plan approval. Storm drain inlet cleaning shall occur semi-annually (at a minimum) and

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			parking lots shall include the installation of oil/sand/grit separators or as otherwise approved by the Placer County Department of Public Works. The plan shall include a method for financing the long-term maintenance of the proposed facilities and BMPs. The plan shall conform to the *Master Project Drainage Study* required by Mitigation Measure 4.3.4-1a and the California Stormwater Quality Association *Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment* (or other similar source approved by the Department of Public Works). BMPs shall reflect improvements in techniques and opportunities made available over time and shall also reflect site-specific limitations. The County shall make the final determination as to the appropriate BMPS for each project.
Prior to Improvement Plan approval or final subdivision map recordation	Department of Public Works	4.3.4-1f Revised Draft EIR page 4.3-118	Storm drainage from all new development impervious surfaces (including roadways) shall be collected and routed through specially designed catch basins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by the Placer County Department of Public Works. Maintenance of these facilities shall be provided by the project owners/permittees unless and until a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming and catch basin cleaning program shall be provided to the Placer County Department of Public Works upon request. 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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-1g Revised Draft EIR page 4.3-118	New development (including roadways) within the Specific Plan area shall design water quality treatment facilities (BMPs) such that the treatment of runoff occurs, at a minimum, before discharge into any receiving waters, or as otherwise determined by the Placer County Department of Public Works.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-2a Revised Draft EIR page 4.3-119	Projects with ground disturbance exceeding one acre that are subject to construction stormwater quality permits of the NPDES program shall obtain such permits from the SRWQCB and shall provide the Placer County Department of Public Works evidence of a State-issued Waste Discharge Identification (WDID) number of filing of a Notice of Intent and fees prior to start of construction.
With Subsequent Conformity Review Application submittal	Department of Public Works	4.3.4-2b Revised Draft	During the Subsequent Conformity Review Process and prior to Improvement Plan approval, new development projects shall submit to the Placer County Department of

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
and prior to Improvement Plan approval		EIR page 4.3-119	Public Works, for review and approval, an erosion control plan consistent with the County's Grading, Erosion and Sediment Control Ordinance (reference pages 4-3-9 through 4-3-12). The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements and County ordinance standards. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to County specifications. BMPs shall be implemented throughout the construction process.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.4-3a Revised Draft EIR page 4.3-121	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved *Master Project Drainage Study*. The project drainage report shall be reviewed and approved by the Placer County Department of Public Works during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the *Placer County Storm Water Management Manual* and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-3b Revised Draft EIR page 4.3-121	New development shall submit a revegetation plan for disturbed swale and channel areas and banks to the Placer County Department of Public Works for review and approval. The revegetation plan shall be designed to minimize erosion potential while emphasizing use of native or endemic species. The plan shall include provision for regular watering between April 1 and October 1 to ensure continuous coverage of 95% of disturbed areas and survival of species during the first year.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-4 Revised Draft EIR page 4.3-122	All existing groundwater wells within the Specific Plan area shall be abandoned and sealed in accordance with Placer County Environmental Health Division standards upon abandonment of use, prior to any project-related construction activity within one hundred feet of any affected well. Wells that will remain within the SPA or other adjoining areas that are within 100 feet of active development within the Specific Plan area shall, where

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			landowner permission is granted, be inspected and, if found to be improperly sealed, properly sealed, or destroyed and replaced, in accordance with Placer County Environmental Health Division Standards. Seals, inspections, and well destruction and construction shall be at the expense of the Specific Plan area developer.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7a Revised Draft EIR page 4.3-125	Prior to approval of Improvement Plans for improvement projects of one acre or greater, the developer/project proponent shall submit a Storm Water Pollution Prevention Plan (SWPPP), obtain from the SWRCB a General Construction Activity Stormwater Permit under the NPDES and comply with all requirements of the permit to minimize pollution of stormwater discharges during construction activities.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7b Revised Draft EIR page 4.3-125	Prior to construction of any off-site infrastructure within Placer County, the project developer/project proponent shall submit to the Placer County Department of Public Works, for review and approval, an erosion control plan consistent with the County's Grading, Erosion and Sediment Control Ordinance (reference pages 4-3-9 through 4-3-12). The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements and County ordinance standards. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to Placer County specifications. BMPs shall be implemented throughout the construction process. The developer shall comply with all similar requirements within other affected jurisdictions.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7c Revised Draft EIR page 4.3-125	BMPs for construction shall be developed in accordance with the California Stormwater Quality Association *Stormwater Best Management Practice Handbook for Construction and New Development/ Redevelopment* (or other similar source approved by the County Department of Public Works.
At time of approval of any improvement plans for subdivision improvements or off- site infrastructure, recordation of a final map (not including a large lot	Planning Department	4.4-1a Revised Draft EIR page 4.4-95 **Addendum, September 2012, Ex. A**	***A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan for implementing the Open Space, Agricultural Land and Biological Resource Mitigation Strategy must be approved by the County at the time of the approval of any improvement plans for subdivision improvements or off site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any***

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
final map that results in no disturbance of any existing natural condition) or issuance of any project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map.			*existing natural condition) or issuance of any project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map. A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project level mitigation plan for that infrastructure improvement. A tentative map may have more than one Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is intended to occur in phases.* *Each Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan shall include all of the following:* *1. Identification and quantification of land cover and wetland take and applicable mitigation requirements as required under this mitigation strategy.* *2. Identification and quantification of proposed mitigation with sufficient detail to allow for County evaluation, including plans for any restoration, enhancement, and/or creation of wetlands.* *3. Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the Specific Plan.* *4. Draft conservation easements and draft management and monitoring plans, if applicable.* *5. Proposed funding for long term management, if applicable.*
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), ***approval of a grading permit that results in land cover or wetland take,*** or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative	Planning Department	4.4-1b Revised Draft EIR page 4.4-97 **Addendum, September 2012, Ex. A**	*Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resource Mitigation Plan prior to approval of a grading permit that results in land cover or wetland take. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:* *1. Demonstrate ownership and/or recordation of required easements for land conservation.* *2. Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the Specific Plan.* *3. Demonstrate implementation of any required funding for long term*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan			*management.* 4. *Demonstrate approval of construction and monitoring plans for any required restoration, enhancement or creation of wetlands. Provide proof of executed contracts and initiation of construction.* 5. *Documentation and approval of any excess mitigation eligible for future use or assignment.*
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-1c Revised Draft EIR page 4.4-98 **Addendum, September 2012, Ex. A**	*The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to land cover take. This measure will not apply to the Special Planning Area (SPA) where no urban development is proposed:* *i. Mitigation Ratio* *For every 1.0 acres of land cover taken, 1.35 acres of land will be conserved. The take area shall be calculated to the nearest one-tenth (0.1) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means.* *Because the vast majority of land targeted for conservation in the Reserve Acquisition Area (RAA) is suitable for agriculture and because continued agricultural use will be allowed and encouraged by the conservation easements required under this mitigation measure, no additional agricultural mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above. Likewise, the land cover mitigation criteria is such that it will also provide suitable foraging habitat mitigation for Swainson's hawk and will provide suitable land to meet mitigation requirements for habitat loss contained in measures* 4.1-3, 4.1-14, *.4-2, 3, 4, 5, 6, 10, 11, 12, 15, 16, 17, 18, 23, 25, 26, 27, and 30. No additional land mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above for these impacts.* *ii. Calculation of Land Cover Take* *All land within the Specific Plan (not including the SPA area) will be included in the*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			calculation of take, with the exception of land that will be maintained in or restored to a natural or semi-natural condition as required by the County and/or any state or federal permitting agency. Figure A-2 and Table A-3how the take area and take calculation by property based upon the proposed land use and avoidance required for compliance with County standards through adoption of the Specific Plan, prior to consideration of any additional avoidance that may be required by a permitting agency. For purposes of this mitigation measure, the take acreage may only be reduced below that shown on Figure A-2 and Table A-3 to the extent that additional avoidance is required by the County and/or any state or federal permitting agency. Similarly the take acreage and corresponding mitigation requirements will be increased to the extent that the County and the state and federal permitting agencies allow future development of any area not included in the take calculations as shown in Figure A-2 and Table A-3. *iii. Mitigation Land Criteria* *Land conserved under this measure shall, to the fullest extent feasible, as determined by the County, be located within the Reserve Acquisition Area (RAA) targeted for conservation or restoration of the proposed PCCP (Figure A-1).* *Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland (as identified in Figure A-4. All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas "RAA," specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation discussed below. The wetland mitigation described below can only be carried out if much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool habitat. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.* *In general, the minimum area for a vernal pool conservation site is 200 acres if the site is not contiguous with other reserve lands. The County, at its discretion, may accept sites of less than 200 acres if they determine that the proposed site has key strategic value for the County's overall conservation strategy or has especially high resource value that can be reasonably protected from edge effects. The area may consist of one*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			or more properties. There is no minimum size for conservation sites that are adjacent to other reserve lands or the Stream System (as identified in Figure A-5). There is also no minimum size for conservation sites incorporating vernal pools that occur on Mehrten Formations. Mehrten vernal pools will only be excluded from consideration if the County determines that existing or future hydrologic, land use, or other characteristics threaten long-term viability. *iv. Conservation Easement / Management Plans* *Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long term management of conserved lands. The conservation easements and management plans are subject to approval by the County and shall provide for the long term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The County shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.* *v. Use of Mitigation Bank Credits* *Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the Land Cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the County.* *Mitigation and conservation banks must be approved by USFWS, ACOE or CDFG. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resource agencies, as accepted by the County. Any out of county bank must have a service area that extends into the Plan area.* *vi. Use of Excess Mitigation Assigned From Other Projects in Specific Plan.* *It is anticipated that, depending on the availability and relative parcel size of potential*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			conservation sites, some projects within the Specific Plan may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the County. *vii. Out of County Mitigation* *At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation measure. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits. Such mitigation will be fully credited towards any mitigation required by this mitigation strategy.* *In order to receive credit towards the obligations of this Mitigation Strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:* *It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:* ■ *Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.* ■ *Portions of the floodplain along the Bear River that is within the Coon Creek*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			watershed within Sutter County. ■ *Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.* ■ *Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.*
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-1d Revised Draft EIR page 4.4-98 **Addendum, September 2012, Ex. A**	*The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to the take of Specific Plan Area wetlands. Applicants for projects developed under the Specific Plan shall obtain applicable permits from the state and federal resources agencies, as needed:* *i. Overlap with Land Cover Mitigation* *Because of their particular regulatory status and their biological importance, wetlands will be accounted for separately through mitigation ratios requiring preservation and/or restoration of a set amount of wetted area calculated as a proportion of wetland take. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation will be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.* *ii. Calculation of Wetland Take* *Wetland take is calculated as all wetland area that falls in the Land Cover take area as defined in Mitigation Measure 4.4-1c(ii) above.* *In practice, certain wetland types are not easily distinguished and often intergrade. This mitigation strategy minimizes the effect of field interpretation by applying the same ratios for all wetland types and by allowing broad latitude for out of kind*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			mitigation. For the purposes of applying mitigation requirements, the definition of vernal pool wetland habitat includes vernal pools and depressional areas within vernal swales, ephemeral drainages, and other seasonal wetlands. *Any wetland area required to be avoided, restored, and/or enhanced on site by the County and/or any permitting agency is automatically excluded from the take calculation. Mitigation at the time of impact will be subject to a finding of baseline consistency with land cover conditions as of 2009/11 (based upon 2009 LIDR and 2011 air photos). If the County suspects, based on inconsistency with this information or other similar information utilized for the PCCP, that wetland area may have changed from baseline conditions, it may require that a baseline consistency analysis be prepared and submitted to the County for review and approval. The baseline consistency finding requires all of the following:* *a. Property land uses are essentially the same property land uses present in 2009/11 as determined by available data.* *b. There is no evidence that the property has been mass graded without proper authorization.* *c. The micro-topography and hydrology of the property are substantially unchanged from 2009/2011conditions.* *d. Creeks, swales and other drainage in same location (within 100 feet).* *e. At least 70 percent of ponded water and/or other wetlands are still present on the property.* *f. The proportion of parcel area in a topographic depression (depressional index) has not been diminished by more than 20 percent from the 2009/2011 index.* *The baseline consistency finding establishes a comparison of resources. A finding of non-consistency does not establish responsibility for changes to the land-cover type. Foreseeable changes such as drought, arson fire or flood may result in non-consistency. However, if an apparent significant change in baseline land-cover is detected, the County will review the changes to determine if baseline land-cover*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			information was inaccurate in 2009/11 or if land-cover conditions have in fact changed significantly. If land-cover conditions have changed significantly, the baseline land-cover conditions will be used as the basis for determining these mitigation strategy requirements. If a mapping error occurred, then mitigation will be based on existing land cover type at the time the consistency finding was requested. *iii. Mitigation Ratio: Preservation* *For each 1.00 acres of vernal pool take, 1.00 acres of vernal pool will be preserved. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the preservation requirement may be met by preserving 1.00 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.00 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency. For the purposes of calculating the amount of preservation, the take calculation shall include any identifiable quantity of the resource affected.* *iv. Mitigation Ratio: Compensatory Restoration, Enhancement and Creation* *As indicated in Table 2 below, for each 1.00 acre of vernal pool take, 1.25 acres of compensatory wetlands will be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.50 acres of other wetlands. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the restoration, enhancement and creation requirement may be met by restoring, enhancing and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open water may be met through restoration, enhancement or creation of 1.25 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation strategy. However, in no event shall the compensatory requirement be reduced to below 1.00 by excess preservation. For the purposes of calculating the amount of restoration,*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			enhancement, or creation, the take calculation shall include any identifiable quantity of the resource affected. *In some circumstances, enhancement of existing wetland habitat may add greater wetland function and value to the aquatic system and conserved natural communities than restoration of previously existing or degraded features or creation of new wetland habitat.* *At its discretion, consistent with the criteria below, the County may allow enhancement to apply towards the restoration requirement, provided that the enhanced features may not also be applied towards the preservation requirement. In limited circumstances, creation of new wetland features may also be appropriate and beneficial. If approved by the County and/or required by any permitting agency, created wetlands will apply towards the restoration requirement.* *v. Restoration* *Vernal pool habitat will be restored where soils and hydrologic conditions will support long-term viability, natural topography can be reproduced and evidence indicates the historical presence of vernal pools. Restoration plans will use nearby, natural, high quality pools as well as historical evidence as models. Restoration plans will consider the size and depth of pools to be constructed, hydrologic connections within complexes, depth from soil surface to hardpan, and upland area to pool-area ratios (USFWS 2005).* *Restoration of previously disturbed vernal pool complexes is to be based on whether restoration is likely to increase vernal pool density (as measured in wetted-per-total acre) without exceeding the density present in 1937 aerial photos or other information approved by USFWS and/or CDFG and without harming existing vernal pools. Additional criteria will include whether or not sites occur outside of the Stream System, historically supported vernal pools (based on 1937 and 1938 aerial photos or other information approved by USFWS and/or CDFG), have hydrological conditions that ensure vernal pool complexes can be restored and protected in perpetuity, and have not been laser-leveled for agriculture or other uses.*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			Clearly defined objectives will be identified for all restoration projects. Success criteria will be established before each restoration plan is implemented. Monitoring of restored and created vernal pools in Placer County indicates that future restoration in the proposed locations has a high potential for success. It is essential that the Mitigation Strategy require an effective monitoring and adaptive management program in order to ensure the success of vernal pool restoration, enhancement and creation.

Table 2. Mitigation Ratios for Impacts to Wetlands: Valley and Foothills.

	Preservation Ratio	Restoration Ratio	Mitigation Community Type
Vernal Pool (1)	1:1	1.25:1	Preservation: All vernal pools Restoration: 0.75 minimum vernal pool up to 0.50 may be any wetland
Open Water	1:1	1.25:1	Open-water or any wetland type
Fresh emergent wetland	1:1	1.25:1	Any wetland (2)
Other seasonal wetland Spring and seep	1:1	1.25:1	Any wetland

1) Vernal pools include seasonal depressional wetland.
2) California Black rail habitat must be mitigated in-kind where it occurs.

vi. Enhancement

The County will on a case-by-case basis approve enhancement actions and will consider whether the proposed enhancement will ameliorate the specific threats that occur on each site. Specific threats to vernal pool grasslands include: modification to the duration of inundation and hydroperiod due to changes in the hydrology of surface flows and perched groundwater flows; non-native vegetation (including annual grasses and noxious weeds); impacts from recreational use; impacts to water quality; non-native predators; and decreased pollination and dispersal of vernal pool species due to impacts to vernal pool uplands. Therefore, actions for maintaining and enhancing preserves with vernal pool grasslands may include: restoration of vernal

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			pool topography; restoration of vernal pool isolation; re-introduction of vernal pool cysts, seeds and/or plants; restoring and enhancing vernal pool water quality; and invasive plant control. *vii. Creation* *Creation is generally considered more appropriate for other wetland types than for vernal pools. Therefore the County will minimize the use of vernal pool creation as a strategy to mitigate for lost resources. Rather, conservation efforts will focus on preservation and enhancement of existing high quality vernal pools, with restoration serving to supplement preservation to protect and restore vernal pool complexes at the levels of the landscape and local watershed and to mitigate for resources lost to covered activities. Creation of vernal pools must be approved by the appropriate resource agencies to receive credit for mitigation under this measure. Vernal pool creation credits from an approved mitigation bank may apply towards this mitigation requirement. The bank must be consistent with the requirements of state and federal natural resource agencies, as acceptable to the County. Any out of county bank must include a service area that extends into the Plan area.* *viii. Uplands and Buffer Requirements* *Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting. To minimize edge effects from adjacent urban and suburban land, vernal pools should be no closer than 250 feet from existing or planned urban or suburban development or located such that adequate hydrology can be maintained in the event of future development.* *ix. Conservation Easements / Management Plans* *It is anticipated that most wetland preservation, restoration, enhancement and creation will be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. However, if additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply. As with the Land Cover Mitigation, the County shall accept as adequate mitigation any conservation easement and/or management plan required by a permitting agency or associated with an approved conservation or mitigation bank.* *x. Use of Mitigation Bank Credits* *Consistent with the requirements listed above, project applicants may use credits from*

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy. *xi. Use of Excess Mitigation Assigned From Other Projects in Specific Plan* *It is anticipated that, depending on the density of wetlands on land conserved to meet the land cover mitigation requirement, some projects within the Specific Plan may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the County.* *xii. Out of County Mitigation* *At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits.* *In order to receive credit towards the obligations of this mitigation strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:* *It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:* ■ *Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.* ■ *Portions of the floodplain along the Bear River that is within the Coon Creek*

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			watershed within Sutter County. ■ *Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.* *Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.*
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Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	4.4-2 Revised Draft EIR page 4.4-103 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-1. *As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.*
Prior to Grading Permit or Improvement Plan approval for any property within the Specific Plan area	Planning Department	4.4-3 Revised Draft EIR page 4.4-103 **Addendum, September**	Prior to approval of grading/engineering plans for any property within the Specific Plan area, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the Plan area will likely adversely affect these

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		2012, Ex. A	shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure no net loss of VELB habitat shall be developed. The replacement of elderberry shrubs required by this measure ***shall*** be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB. ***As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Improvement Plan approval	Planning Department	4.4-4 Revised Draft EIR page 4.4-104 **Addendum, September 2012, Ex. A**	Construction shall be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If construction is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species on the properties surveyed. If pond turtles are found on the properties surveyed, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the presence of this species on the properties surveyed. If this species is not found on the properties surveyed, no further studies are necessary. The replacement of western pond turtle habitat required by this measure ***shall*** be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle. ***As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as	Planning Department	4.4-6 Revised Draft EIR page 4.4-106 **Addendum, September 2012, Ex. A**	***Swainson's hawk foraging habitat shall be mitigated through implementation of Mitigation Measure 4.4-1. Additionally, the applicant shall be required to obtain a CESA take permit for any active nest tree that may be removed as part of any proposed construction under the Specific Plan. Additional mitigation measures for the loss of active nest trees shall include the planting of suitable nest trees at a 15:1 ratio on suitable foraging habitat areas within west Placer County.*** ***The replacement of Swainson's hawk foraging habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
well as prior to development of any off-site infrastructure project associated with the Specific Plan			
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-10a Revised Draft EIR page 4.4-109 **Addendum, September 2012, Ex. A**	***For each oak tree greater than six inches DBH that is removed, one 15-gallon planting, one depot-40 seedling for each inch removed and three 1-gallon shrubs will be planted. Deminimus impacts to area containing oak trees, not including actual tree removal, associated with passive trail use shall not be considered an impact requiring mitigation.*** ***The replacement of oak trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.*** ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-11b Revised Draft EIR page 4.4-111	Implement Mitigation Measure 4.4-1 as it pertains to non-vernal pool wetlands. For every acre of non-vernal pool wetland (jurisdictional or non-jurisdictional) lost directly to development, Mitigation Measure 4.4-1 requires replacement, re-creation, or restoration of the appropriate amount of acreage necessary to meet the no net loss standard. Assuming that the project will result in the direct loss of 29.7 acres of non-vernal pool complex habitat-type wetlands, Mitigation Measure 4.4-1 would require the preservation and/or replacement, re-creation or restoration of similar wetlands. Mitigation acreage amounts are reflected in Table 4.4-12 based on typical mitigation bank ratios. The total required acreage shall be determined by the County. Additional steps shall be taken for properties that require more detailed resource identification prior to development, including: wetlands delineated and submitted to the USACE, habitat types mapped, and special-status species determined to be or potentially be within the Specific Plan area with protocol surveys conducted if required to the extent that development is proposed on these properties that may be subject to 404 permit and FESA requirements.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Improvement Plan or Grading Permit approval	Planning Department	4.4-12a Revised Draft EIR page 4.4-113 **Addendum, September 2012, Ex. A**	Prior to the issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 et seq. of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed agreements. All stream crossings shall be performed using a "jack and bore" construction technique, unless otherwise specified by CDFG. Streambed Alteration Agreement measures to protect the channel bank of a stream from erosion and related effects of construction shall be included in all related construction contracts. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-12b Revised Draft EIR page 4.4-113 **Addendum, September 2012, Ex. A**	***For each riparian tree removed, one 15-gallon tree, one depot-40 seedling for each inch, and three one-gallon shrubs will be planted within existing riparian or improved drainage corridors in the Specific Plan Area. The replacement ratios exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. The replacement of riparian trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.*** ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-15 Revised Draft EIR page 4.4-115 **Addendum, September 2012, Ex. A**	Installation of infrastructure within off-site infrastructure areas shall be designed to avoid impacts to potential special-status plant species habitat, if feasible. If special-status plant habitat cannot be avoided, then a mitigation/ conservation plan shall be prepared and implemented. The plan shall include measures to ensure "no net loss" of special-status plant species habitat. If installation of infrastructure is required in areas of potential habitat, then a focused rare plant survey for these species shall be conducted prior to approval of grading/engineering

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			plans. The survey is required to determine the presence or absence of these species in these areas. The survey shall be completed by a qualified botanist during the appropriate peak blooming period for these species. If special-status plants are found, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that includes long-term strategies for the conservation of the species shall be developed upon confirming the presence of these species. The plan shall provide for preservation and restoration at ratios that would ensure "no net loss" of the affected plant habitat. If these species are not found, no further studies will be necessary. The mitigation acreage required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes vernal pools that provide equal or greater habitat value for the affected special-status species plants. Avoidance and/or loss of habitat for special-status plants outside of Placer County would be regulated by the USACE, CDFG, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location of such plants and whether they are federal or state listed species. These jurisdictions can and should implement similar measures to ensure "no net loss" of special-status plant habitat. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-17 Revised Draft EIR page 4.4-117 Addendum, September 2012, Ex. A	Prior to approval of grading/engineering plans, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the off-site infrastructure areas will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure "no net loss" of VELB habitat shall be developed. The replacement of elderberry shrubs required by this measure ***shall*** be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			This measure would ensure "no net loss" of VELB habitat within Placer County. If elderberry shrubs are present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of VELB habitat. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-26 Revised Draft EIR page 4.4-125 **Addendum, September 2012, Ex. A**	Infrastructure installations shall be redesigned to avoid impacts to wetlands, and other waters of the U.S., if feasible. If wetlands cannot be feasibly avoided, implement Mitigation Measures 4.4-*1*Successful restoration of vernal pools and other wetlands under Mitigation Measures 4.4-1 would result in more wetland acreage than would be lost to development. Sutter County, Sacramento County and/or the City of Roseville could require similar measures to ensure "no net loss" of wetlands. The mitigation acreage required by these measures ***shall*** be entirely included within Mitigation Measure 4.4-1. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-30a Revised Draft EIR page 4.4-129 **Addendum, September 2012, Ex. A**	Implement Mitigation Measures 4.4-12a and 4.4-12b. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition	Planning Department	4.4-59 Revised Draft EIR page 4.4-174 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-1 as well as Mitigation Measures 4.4-2, 4.4-3, 4.4-4, 4.4-5, 4.4-6, 4.4-9, 4.4-10a, 4.4-11a, 4.4-12b, 4.4-15, 4.4-16, 4.4-17, 4.4-18, 4.4-23, 4.4-24, 4.4-25, 4.4-26, and 4.4-27. Mitigation Measure 4.4-1 would reduce the magnitude of the Specific Plan contribution to the cumulative loss of biological habitat by requiring the off-site preservation of open space at a ratio of 1: 1.35, most of which is likely to provide a mosaic of habitats similar

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated			to the Specific Plan area. The other measures identified above would further protect special-status plant and wildlife from harm by requiring appropriate habitat and/or nesting surveys, avoidance of habitat and/or nests, and compensation for loss of habitat. While individual members of special-status species would be protected from harm, and required off-site open space would not be developed, there would still be a net loss in land available for plant and wildlife habitat as a result of the Specific Plan. Therefore, this mitigation would reduce, but would not fully offset, the project's incremental contribution to the significant cumulative loss of biological habitat.
Prior to Improvement Plan approval	Department of Public Works	4.5-1a Revised Draft EIR page 4.5-12	New development within the Specific Plan area shall submit a geotechnical report prepared by a California Registered Civil or Geotechnical Engineer to the Department of Public Works for review prior to Improvement Plans approval. The report shall meet all relevant requirements of the most recently adopted version of the Uniform Building Code and make recommendations on the following: • Road, pavement, and parking area design, • Structural foundations, including retaining wall design (if applicable), • Grading practices, • Erosion/winterization, • Special problems discovered on-site (i.e., groundwater, corrosiveness, expansive/unstable soils), and • Slope stability. If the geotechnical report indicates the presence of critically expansive or other soils problems which, if not corrected, would lead to structural defects, a certification of completion of the requirements of the report will be required for subdivisions and other entitlements, prior to issuance of building permits. The certification may be completed on a lot-by-lot basis, tract basis, or other defined project basis. This shall also be noted in the covenants, conditions and restrictions and on the information sheet filed with the final subdivision map(s). It shall be 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.
Prior to Improvement Plan approval or prior to final acceptance of project	Department of Public Works	4.5-1b Revised Draft EIR	For non-pad graded lots, prior to approval of Improvement Plans, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer shall be submitted to the Department of Public Works for review and approval

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
improvements		page 4.5-12	(Sections 17953-17955 of the California Government Code). For pad-graded lots, prior to final acceptance of project improvements or consideration of early building permits, and after completion of pad grading for all lots, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer shall be submitted to the Department of Public Works for review and approval (Sections 17953-17955 of the Government Code). The soil investigations shall include recommended corrective action to prevent structural damage to each proposed dwelling. In addition, any soil problems encountered on each specific lot, as well as the recommended corrective actions, shall be included in a Development Notebook.
With Improvement Plan submittal	Department of Public Works	4.5-4c Revised Draft EIR page 4.5-15	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 Department of Public Works for review and approval for each new development phase within the Specific Plan. The plans shall show all conditions for each phase, as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, that could be affected by planned construction, shall be shown in the plans. All landscaping and irrigation facilities within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It shall be 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 Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Department of Public Works prior to acceptance by the County of site improvements.
Prior to Improvement Plan approval	Department of Public Works	4.5-4d Revised Draft EIR page 4.5-15	All proposed grading, drainage improvements, and vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the Placer County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Design Review Committee.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Department of Public Works concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/grading plans. Erosion control shall be provided where roadside drainage is off of the pavement, to the satisfaction of the Department of Public Works. A letter of credit or cash deposit shall be submitted to the Department of Public Works in the amount of 110% 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. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Design Review Committee/Department of Public Works for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Department of Public Works to make a determination of substantial conformance may serve as grounds for appropriate punitive action by the appropriate hearing body, including the revocation of a site-specific project approval in extreme circumstances. In determining what constitutes appropriate punitive action in this context, the hearing body shall be guided by the penalty options set forth in Article 15.48 and Article 17.62 of the Placer County Code.
Prior to Improvement Plan approval	Department of Public Works	4.5-4e Revised Draft EIR	Stockpiling and/or vehicle staging areas shall be identified prior to any discretionary entitlement and shown on Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.5-16	
Prior to Improvement Plan approval	Department of Public Works	4.5-4f Revised Draft EIR page 4.5-16	New development with ground disturbance exceeding one acre that is subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board (SRWQCB) and shall provide to the Department of Public Works evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees prior to start of construction.
With Subsequent Conformity Review application and prior to Improvement Plan approval	Planning Department	4.6-2c Revised Draft EIR page 4.6-75 and Supplement to the Final EIR Appendix FEIR-F Page 4	Prior to approval of any small lot tentative subdivision map, Design/Site Review application for new construction, or issuance of demolition permits for properties that have not been previously inspected by an archaeologist or previously inspected by an architectural historian, a qualified archaeologist and/or architectural historian, as appropriate, shall be retained to identify and evaluate any cultural resources, and determine if further mitigation, may be necessary, and recommend any such potential mitigation to the County for its consideration. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to review a draft of any report or findings produced and to offer comments and suggestions regarding how to mitigate impacts to any such native American cultural resources. The County will assess the feasibility of any proposed mitigation (e.g., avoidance of the historical resource) and impose the mitigation where feasible in light of Specific Plan policies and land use assumptions. The necessity of inspection by an architectural historian includes any buildings potentially eligible for the California Register of Historical Resources, but for which the identification and evaluation process (the filling out of Primary, Building and Location record forms distributed by the California Office of Historic Preservation) has not been completed.
Prior to approval of a small lot tentative subdivision map and prior to the issuance of any permits for construction	Planning Department	4.6-3b Revised Draft EIR page 4.6-77	In considering any suggested mitigation proposed by the consulting paleontologist, County Planning Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.
Prior to Improvement Plan and/or Building Permit	Department of Public Works	4.7-2a Revised Draft	Developers of property within the Placer Vineyards Specific Plan area shall be responsible for the project's fair share of all feasible physical improvements necessary

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
issuance		EIR page 4.7-37	and available to reduce the severity of the project's significant transportation-related impacts, as identified in this traffic analysis, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the 1994 *Placer County General Plan* as amended. The project's contribution toward such improvements, which the County recognizes will not be sufficient to mitigate all transportation-related impacts to less than significant levels, may take any, or some combination, of the following forms: 1. Construction of roads and related facilities within and adjacent to the boundaries of the Specific Plan area, which may be subject to fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roads or other facilities that would also serve fee-paying development projects other than Placer Vineyards; 2. Construction of roads and/or road improvements or other transportation facilities outside the boundaries of the Specific Plan area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the roads or improvements at issue would also serve fee-paying development projects other than Placer Vineyards; 3. The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities to be built or improved within unincorporated Placer County, consistent with the County's CIP; 4. The payment of impact fees to the South Placer Regional Transportation Authority (SPRTA) in amounts that constitute the Project's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects; 5. The payment of other adopted regional impact fees that would provide improvements to roadways, intersections and/or interchanges that are affected by multiple jurisdictions (e.g., Walerga/ Fiddyment/ Baseline); 6. The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities and/or

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			improvements within the City of Roseville, Sacramento County and/or Sutter County needed in whole or in part because of the Specific Plan, to be made available to the City of Roseville, Sacramento County, and/or Sutter County, if and when those jurisdictions and Placer County enter into an enforceable agreement consistent with *Placer County General Plan* Policy 3.A.15(c). At the time of issuance of building permits for individual development projects within the Specific Plan area, the County shall collect fair share fee payments for improvements or facilities addressed by its CIP as it exists at that time; 7. Developers of property within the Placer Vineyards Specific Plan area shall pay impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities and/or improvements on federal or State highways or freeways needed in part because of the Specific Plan, to be made available to Caltrans if and when Caltrans and Placer County enter into an enforceable agreement consistent with State law and *Placer County General Plan Policy* 3.A.15; and 8. In pursuing a single agreement or multiple agreements with the City of Roseville, Sacramento County, Sutter County, and Caltrans, Placer County shall negotiate in good faith with these other jurisdictions to enter into fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the Placer Vineyards Specific Plan, commitments for the provision of adequate fair share mitigation payments from the Specific Plan for its out-of-jurisdiction traffic impacts and its impacts on federal and state freeways and highways.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-2b Revised Draft EIR page 4.7-39	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the widening of Walerga Road to four lanes from Baseline Road to PFE Road to provide LOS "A" (V/C 0.43).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-3a Revised Draft EIR page 4.7-42	Implement Mitigation Measure 4.7-2a.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
	Department of Public Works	4.7-3b Revised Draft EIR page 4.7-42 and Second Partially Recirculated Revised Draft EIR page 4.7-3	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements: i. Construct a second through lane on the southbound approach, a right turn lane to the eastbound approach and construct a second left turn lane on both the eastbound and westbound approaches to improve the intersection of Fiddyment Road and Baseline Road to LOS "C" (V/C 0.80) in the p.m. peak hour. ii. Convert the southbound right turn lane into a free right turn lane, to improve the intersection of Fiddyment Road and Baseline Road to LOS "D" (V/C 0.87) in the a.m. peak hour. iii. Construct a second through lane on both the northbound and southbound approaches, to improve the intersection of Walerga Road and PFE Road to LOS "B" (V/C 0.66) in the a.m. peak hour and LOS "D" (V/C 0.80) in the p.m. peak.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-4a Revised Draft EIR page 4.7-44	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-4b Revised Draft EIR page 4.7-44	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute fees toward the following improvements, which are part of the City of Roseville's 2020 CIP: • A second through lane on the eastbound approach, to improve the intersection of Woodcreek Oaks Boulevard and Baseline Road to LOS "A" (V/C 0.57). • A second left turn lane on both the northbound, southbound and westbound approaches, a third through lane to the northbound approach and fourth through lane to the southbound approach to improve the intersection of Foothills Boulevard and Baseline Road to LOS "C" (V/C 0.71). • A second left turn lane on all of the approaches, a second through lane on both the northbound and southbound approaches, and a third through lane on the eastbound and westbound approaches to improve the intersection of Woodcreek Oaks Boulevard and Pleasant Grove Boulevard to LOS "A" (V/C 0.50).

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			• A second left turn lane on the westbound approach, a third left turn lane on the southbound approach, and second through lane on both the northbound and southbound approaches, to improve the intersection of Foothills Boulevard and Cirby Way to LOS "B" (V/C 0.70). • Implement Mitigation Measure 4.7-3(b)(ii), which would result in LOS "C" (V/C 0.78) at the intersection of Fiddyment Road and Baseline Road using the Roseville methodology.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-5a Revised Draft EIR page 4.7-45	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-5b Revised Draft EIR page 4.7-45	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County: 1. Widen Watt Avenue to six lanes from the Placer County line to Elverta Road to provide LOS "D" (0.87). 2. Widen Watt Avenue to six lanes from Elverta Road to Antelope Road to provide LOS "C" (0.71). 3. Widen Watt Avenue to six lanes from Antelope Road to Elkhorn Boulevard to provide LOS "D" (0.90). 4. Widen Watt Avenue to six lanes from Elkhorn Boulevard to Don Julio Boulevard to provide LOS "D" (0.87). 5. Widen Elkhorn Boulevard to six lanes from Walerga Road to I_80 to provide LOS "E" (0.96).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-6a Revised Draft EIR	Implement Mitigation Measure 4.7-2a.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.7-48	
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-6b Revised Draft EIR page 4.7-48	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following intersection improvements in Sacramento County: 1. Install a traffic signal to improve the intersection of Elwyn Avenue and Elverta Road to LOS "C" (V/C 0.74) in the a.m. peak hour and LOS "D" (V/C 0.82) in the p.m. peak hour. 2. Install a traffic signal to improve the intersection of 16th Street and Elverta Road to LOS "E" (V/C 0.90) in the a.m. peak hour and LOS "D" (V/C 0.87) in the p.m. peak hour. 3. Construct a second exclusive left turn lane on the southbound approach to improve the intersection of Watt Avenue and Antelope Road to LOS "E" (V/C 0.93) in the p.m. peak hour. 4. Construct a second exclusive right turn lane on the westbound approach to improve the intersection of Walerga Road and Elkhorn Boulevard to LOS "D" (V/C 0.87) in the p.m. peak hour. 5. Construct a third northbound through lane to improve the intersection of Watt Avenue and Don Julio Boulevard to LOS "D" (V/C 0.87) in the p.m. peak hour. 6. Construct a third northbound through lane to improve the intersection of Watt Avenue and Air Base Drive to LOS "C" (V/C 0.80) in the a.m. peak hour and LOS "D" (V/C 0.86) in the p.m. peak hour. 7. Construct a second westbound left turn lane to improve the intersection of Watt Avenue and Roseville Road to LOS "E" (V/C 0.92) in the p.m. peak hour.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-8a Revised Draft EIR page 4.7-50	Implement Mitigation Measure 4.7-2a.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
	Department of Public Works	4.7-8b Revised Draft EIR page 4.7-50 and Second Partially Recirculated Revised Draft EIR page 4.7-4	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sutter County: 1. Install a signal at the intersection of Riego Road and Natomas Road to provide LOS "A" (V/C ratio 0.60) in the a.m. peak and LOS "B" (V/C 0.61) in the p.m. peak. 2. Install a signal at the intersection of Riego Road and Pleasant Grove Road (North) to provide LOS "C' (V/C ratio 0.70) in the a.m. peak and LOS "B" (V/C 0.64) in the p.m. peak. 3. Install a signal at the intersection of Riego Road and Pleasant Grove Road (South) to provide LOS "C" (V/C ratio 0.70) in the a.m. peak and LOS "C" (V/C 0.74) in the p.m. peak. 4. At the intersection of Highway 99/70 and Riego Road, construct a third northbound and southbound through lanes (2,000 to 3,000 feet long) to provide LOS "D" (V/C ratio of 46.5 seconds) in the a.m. peak. Or Construct the Highway 70/99 interchange at Riego Road.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-9a Revised Draft EIR page 4.7-52	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-9b Revised Draft EIR page 4.7-52	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements: 1. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. 2. Widen Interstate 80 to ten lanes from Antelope Road to Riverside Avenue. 3. Widen Interstate 80 to eight lanes from Riverside Avenue to Douglas Boulevard.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			4. Widen Business 80 to eight lanes from Fulton Avenue to Watt Avenue. 5. Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-12 Revised Draft EIR page 4.7-60	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-13a Revised Draft EIR page 4.7-71	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-13b Revised Draft EIR page 4.7-71 and Second Partially Recirculated Revised Draft EIR page 4.7-7	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements: i. A third northbound and southbound through lane, a second eastbound and westbound through lane, a second northbound, an eastbound and westbound left turn lane and a free eastbound right turn lane to improve the intersection of Walerga Road and PFE Road to LOS "F" (V/C 1.19) in the p.m. peak hour. ii. A third northbound and southbound through lane to improve the intersection of Walerga Road and Town Center Drive to LOS "B" (V/C ratio 0.61) in the a.m. peak hour and LOS "C" (V/C 0.73) in the p.m. peak hour iii. Conversion of the northbound right turn lane into a free right turn lane to improve the intersection of Watt Avenue and Dyer Lane to LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" (V/C 1.03) in the p.m. peak hour. iv. Conversion of the northbound right turn lane into a free right turn lane to improve the intersection of East Dyer Lane and Baseline Road to LOS "E" (V/C 0.92) in the a.m. peak hour.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14a Revised Draft EIR	Implement Mitigation Measure 4.7-2a.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.7-77	
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14b Revised Draft EIR page 4.7-77	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward construction of a third southbound and northbound through lanes to the intersection of Fiddyment Road and Baseline Road to improve operations from LOS "E" to LOS "D."
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14c Revised Draft EIR page 4.7-78	Consistent with Mitigation Measure 4.7-2, participate in the City of Roseville ITS/TDM program on a fair share basis as determined by the County in consultation with the City of Roseville.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-15a Revised Draft EIR page 4.7-79	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-15b Revised Draft EIR page 4.7-37	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sacramento County: 1. Widen Watt Avenue to six lanes from the Placer County line to Antelope Road, to reduce the V/C from 1.75 to 1.17 (LOS "F"). 2. Widen Watt Avenue to eight lanes from Antelope Road to Elkhorn Blvd. to provide LOS "E". 3. Widen Sorento Road to four lanes from the Placer County line to Elverta Road to provide LOS "A". 4. Widen Elwyn Avenue to four lanes from the Placer County line to Elverta Road to provide LOS "A". 5. Widen 16th Street to four lanes from the Placer County line to Elverta Road, to provide LOS "B". 6. Widen Dry Creek Road to four lanes from U Street to Ascot Avenue to provide LOS

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			"C".
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-16a Revised Draft EIR page 4.7-82	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-16b Revised Draft EIR page 4.7-82	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County: 1. Construct a second left turn lane on the eastbound approach to improve the intersection of Sorento Road and Elverta Road to LOS "F" conditions (V/C 1.11) during the a.m. peak hour. 2. Construct a second left turn lane on the eastbound approach to improve the intersection of Elwyn Avenue and Elverta Road to LOS "E" conditions (V/C 0.94) 3. Construct a second left turn lane on the eastbound approach to improve the intersection of Palladay Road and Elverta Road to LOS "F" conditions (V/C 1.07) during the p.m. peak hour. 4. Construct a second through lane on the northbound and southbound approaches, and a right turn lane on the eastbound and westbound approaches to improve the intersection of 16th Street and Elverta Road to LOS "B" conditions (V/C 0.66) during the a.m. peak hour and to LOS "C" conditions (V/C 0.77) during the p.m. peak hour. 5. Construct a third through lane on the eastbound and westbound approaches at the Watt Avenue and Elverta Road intersection to provide LOS "F" conditions (V/C 1.11) during the p.m. peak hour. 6. Construct a third through lane on the northbound and southbound approaches at the Walerga Road and Elverta Road intersection to provide LOS "F" conditions (V/C 1.16) during the a.m. peak hour. 7. Construct a third through lane on the northbound and southbound approaches, and second left turn lane on the westbound approach at the Watt Avenue and Antelope

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			Road intersection to provide LOS "C" (V/C 0.80) conditions during the p.m. peak hour. 8. Construct a second through lane on the northbound approach at Dry Creek Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.99) during the p.m. peak hour. 9. Construct a fourth through lane on the northbound and southbound approaches at the Watt Avenue and Elkhorn Boulevard intersection to provide LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" conditions (V/C/1.14) during the p.m. peak hour. 10. Construct a second left turn lane and a second right turn lane on the westbound approach at the Walerga Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.94) during the p.m. peak hour. 11. Construct a third through lane on the northbound approach and a second westbound right turn lane at the Watt Avenue and Air Base Drive intersection to provide LOS "E" conditions (V/C 0.91) during the p.m. peak hour. 12. Construct a second left turn lane on the westbound approach at the Watt Avenue and Roseville Road intersection to provide LOS "F" conditions (V/C 1.24) during the p.m. peak hour.
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17a Partially Recirculated Revised Draft EIR Page 4.7-38	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17b Partially Recirculated Revised Draft EIR Page 4.7-38	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County: 1. Widen Pleasant Grove Road to four lanes from Riego Road to the Sacramento County line.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18a Revised Draft EIR	Implement Mitigation Measure 4.7-2a.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.7-85	
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18b Revised Draft EIR page 4.7-85 and Second Partially Recirculated Revised Draft EIR page 4.7-9	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County: i. Construct a second left turn lane on the southbound approach, to improve the intersection of Pleasant Grove Road (North) and Riego Road to LOS "D" (V/C ratio 0.83) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak. ii. Construct a second left turn lane on the northbound and westbound approaches, to improve the intersection of Pleasant Grove Road (South) and Riego Road to LOS "C" (V/C ratio 0.78) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19a Revised Draft EIR page 4.7-87	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19b Revised Draft EIR page 4.7-87	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements on State highways. 1. Widen Hwy 70/99 to six lanes from Riego Road to Interstate 5. 2. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. 3. Widen Interstate 80 to twelve lanes from Longview Drive to Watt Avenue. 4. Widen Interstate 80 to ten lanes from Antelope Road to Douglas Boulevard. 5. Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements. 6.
Prior to Improvement Plan approval	Department of Public Works	4.8-5 Revised Draft EIR page 4.8-42	Notice shall be provided in the recorded Covenants, Codes and Restrictions of all lots created within 500 feet of the proposed lift station that there is the potential for odors to result from lift station operations and maintenance.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to issuance of Use Permits or Building Permits	Planning Department and Environmental Health Services	4.9-2 Revised Draft EIR page 4.9-16	When specific uses are proposed, they shall be reviewed for their potential to produce significant noise impacts and, as required, noise studies shall be conducted to determine the most effective and practical mitigation measures. Mitigation measures shall be applied to assure that new stationary sources do not exceed adopted noise standards. Mitigation measures shall be consistent with the *Noise Element of the Placer County General Plan*, including use of setbacks, barriers, and other standard noise mitigation measures.
Prior to Improvement Plan approval or small lot subdivision map approval	Planning Department and/or Department of Public Works and Environmental Health Services	4.9-4a Revised Draft EIR page 4.9-18	Site-specific acoustical analyses shall be conducted when actual roadway design and tentative subdivision map design are proposed and grading is established to determine setbacks and any other measures (e.g. berms, site design, location of structures, noise walls/barriers) required to reduce traffic noise to levels that meet County and Specific Plan noise standards, and Specific Plan design standards.
Prior to Improvement Plan approval	Department of Public Works	4.9-4a Supplement to the Final EIR Letter 51-2	Noise-reducing paving material (such as rubberized asphalt) shall be used during the reconstruction/widening of Baseline Road along the full frontage of the SPA to further reduce traffic-related noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material.
Prior to the first final subdivision map recordation	Placer County Fire Department	4.11.2-1 Revised Draft EIR page 4.11-8	The staffing ratios contained in Table 4.11-1 shall be maintained for the Specific Plan area during all phases of development concurrent with demand. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy Placer County Fire Department staffing requirements set forth above. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map. It shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.
Prior to issuance of a Building Permit for the first dwelling unit (interim station), 18	Placer County Fire Department and Building Department	4.11.2-2a Revised Draft EIR	A minimum of two fire stations shall be provided to serve the Specific Plan area at buildout, which shall be fully funded and equipped (i.e., desks, computers, telephones, radio systems, beds, refrigerators and all other needs).

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
months after issuance of a Building Permit for the first dwelling unit (western permanent station), and prior to Building Permit issuance for the 5,000th dwelling unit (eastern permanent station)		page 4.11-9	
Prior to issuance of a Building Permit for the first dwelling unit (interim station), 18 months after issuance of a Building Permit for the first dwelling unit (western permanent station), and prior to Building Permit issuance for the 5,000th dwelling unit (eastern permanent station)	Placer County Fire Department and Building Department	4.11.2-2b Revised Draft EIR page 4.11-9	A western fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the first dwelling unit located west of Watt Avenue. This first station may initially be located in a temporary building or location; however, a permanent station shall be available for occupancy within 18 months of issuance of the Building Permit for the first dwelling unit located west of Watt Avenue. The eastern fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the 5,000th dwelling unit.
Prior to approval of the first Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Placer County Fire Department and Department of Public Works	4.11.2-2c Revised Draft EIR page 4.11-10	Formation of a County Services Area (CSA), a Community Facilities District (CFD), or expansion of CSA #28, including a landowner-approved special tax of an adequate amount or other financing mechanism acceptable to the County, shall be required prior to approval of the first Development Phase to ensure that a funding mechanism for fire protection infrastructure and equipment is in place to provide adequate fire safety services in the Specific Plan area during all stages of development. Required fire stations shall be completed and fully staffed and equipped prior to the issuance of certificates of occupancy. Fire stations shall be located on sites readily accessible to service areas and final fire station locations shall be subject to approval by the Placer County Fire Department.
Prior to approval of any tentative subdivision map	Placer County Fire Department	4.11.2-3a Revised Draft EIR page 4.11-10	Development and subdivision design shall include adequate setbacks, as determined by the Placer County Fire Department, between open space/corridor areas and structures. Fire pre-suppression and suppression access easements to utility corridors and open space areas shall be required as part of the subdivision map process. Building envelopes or another method shall ensure separation of structures, and shall ensure access, as deemed appropriate by the Placer County Fire Department prior to approval of any tentative subdivision map.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to approval of the first Development Phase	Placer County Fire Department and Department of Public Works	4.11.2-3b Revised Draft EIR page 4.11-10	A County Service Area (CSA), Community Facilities District (CFD), or Zone of Benefit under CSA #28, or other entity for sustainable park maintenance shall be formed for the Specific Plan area prior to approval of the first Development Phase. Funds for a fuels reduction program for open spaces and corridors shall be included in the financing arrangement by a vote of the landowners prior to recordation of the first final subdivision map. The maintenance entity shall establish and identify ongoing funding for a continuous maintenance program for vegetation (both wildland and landscaped) in any and all open space, vacant areas, and landscape trail, easement and corridor areas within the Specific Plan area prior to approval of the first Development Phase.
Prior to approval of any tentative subdivision map	Placer County Fire Department	4.11.2-3c Revised Draft EIR page 4.11-11	The developers shall fund a fire-safe plan for the subdivisions adjacent to wildland (natural, landscape, and corridor) areas. The fire-safe plan shall include a fuels management plan, and recommend building separations and distances from wildland areas, evacuation and access routes, fire safety zones and maintenance schedule prior to approval of tentative subdivision maps.
Prior to approval of any tentative subdivision map	Placer County Sheriff's Department and Department of Public Works	4.11.3-1 Revised Draft EIR page 4.11-15	The staffing ratios contained in Table 4.11-2 shall be maintained for the Specific Plan area. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of law enforcement services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy the staffing standards set forth above and General Plan standards now in existence or as later amended. The funding mechanism shall be subject to the prior review and approval of Placer County.
Prior to approval of the first Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Placer County Sheriff's Department and Department of Public Works	4.11.3-2a Revised Draft EIR page 4.11-16	The project developer(s) shall comply with Placer County Policy 4.H.4, which requires that all future development either fund or develop law enforcement facilities. The project developer(s) shall dedicate land for development of a 19,000-square foot substation as specified by the Development Agreements. Said development shall be consistent with the requirements of the County, the needs of the County Sheriff's Department and the County Facilities Services Department. Compliance with Policy 4.H.4 shall include formation of a County Service Area (CSA), Community Facilities District (CFD), or expansion of CSA #28 for the construction of an equipped Sheriff's substation prior to approval of the first Development Phase
Prior to the first final subdivision map recordation	Placer County Sheriff's Department, County	4.11.3-2b Revised Draft	The project developer(s) shall enter into a Development Agreement with Placer County prior to recordation of the first final subdivision map for facilities, staffing, and the

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
	Executive Office	EIR page 4.11-16	purchase and scheduled replacement of the number of equipped vehicles needed as determined by the Sheriff in the same frequency and manner currently used by the County in its patrol vehicle replacement program. All patrol vehicles shall include the necessary equipment to accomplish the mission of the Placer County Sheriff's Department or as otherwise required by the Sheriff.
With Design/Site Review Application submittal	Planning Department and Placer County Sheriff's Department	4.11.3-3 Revised Draft EIR page 4.11-17	Law enforcement personnel shall have access to and visibility of schools, parks and open spaces, pedestrian areas shall be well lighted and designed in such a manner as to maximize the safety of pedestrians, and buildings shall be designed and sited to provide a safe environment. Improvement Plans submitted for review and approval by the Placer County Planning Department shall be accompanied by a written explanation regarding the manner in which the design of the improvements achieves compliance with these requirements.
Prior to approval of the first Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Department of Public Works	4.11.6-1a Revised Draft EIR page 4.11-48	All required steps shall be taken to initiate formation of a new County Service Area (CSA, or expansion of CSA #28) prior to approval of the first Development Phase. Major core backbone infrastructure as shown on Figure 3-17A or Figure 3-17B in Chapter Three of this Revised Draft EIR shall be in place as specified in the Development Agreements and as and when required by the approved Development Phase(s) and Phasing Plan(s). Other on-site collection and conveyance facilities shall be constructed as necessary to serve actual development (except as required in Mitigation Measure 4.11.6-1g).
Prior to Improvement Plan approval and final subdivision map recordation and prior to final acceptance of project improvements	Department of Public Works	4.11.6-1b Revised Draft EIR page 4.11-48	All new commercial, industrial, institutional, and residential subdivisions in the Specific Plan area shall install collection systems and connect to a public wastewater system.
With Subsequent Conformity Review Application submittal	Planning Department and Environmental Health Services	4.11.6-1c Revised Draft EIR page 4.11-48	All new development in the Specific Plan area shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan.
With Specific Plan approval	Board of Supervisors and County Executive Office	4.11.6-1d Revised Draft EIR	Approval of the Specific Plan shall be premised on concurrent County approval of a financing plan that will provide for funding the necessary wastewater collection facilities needed to serve the Specific Plan area, and implemented through approval for formation

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.11-49	of a County Service Area (CSA) or expansion of CSA #28 and a corresponding funding mechanism.
Prior to approval of any tentative subdivision map	Department of Public Works	4.11.6-1e Revised Draft EIR page 4.11-49	The Specific Plan proponents shall construct or participate financially in the construction of off-site wastewater conveyance capacity, including lift stations, to accommodate projected wastewater flows that would be generated by development of the Specific Plan.
Prior to Improvement Plan approval and Building Permit issuance	Department of Public Works	4.11.6-1f Revised Draft EIR page 4.11-49	Adequately sized on-site collection facilities, including lift stations, shall be installed for each subdivision in the Specific Plan area concurrent with road construction for individual subdivisions. A "backbone" conveyance system sufficient to serve each subdivision shall be installed prior to issuance of building permits for that subdivision.
Prior to Improvement Plan submittal for any wastewater-related Improvement Plans	Departments of Facility Services and Public Works	4.11.6-1g Revised Draft EIR page 4.11-49	The Sewer Master Plan shall be revised prior to submission of any wastewater-related Improvement Plans to include a detailed description of necessary lift station components on-site as well as off-site. The Master Plan shall include a plan for dealing with power and pump failure, and pump maintenance. The plan shall identify how necessary pumping capacity will be replicated in the event of pump failure or pump maintenance, and shall provide for on-site back-up power sufficient to run pumps and any odor scrubbers, in the event of power failure. Each lift station shall include a wastewater storage component in the form of an enclosed reservoir or tank sufficient to deal with temporary emergency conditions while backup systems are brought on line, in accordance with sizing standards utilized by the County Department of Facility Services.
Prior to Improvement Plan approval for wastewater collection and transmission infrastructure	Departments of Facility Services, Public Works, and Environmental Health Services	4.11.6-2a Revised Draft EIR page 4.11-51	Commitments from the wastewater treatment provider to receive anticipated flows from the Specific Plan area at the DCWWTP and/or the SRWTP shall be secured by Placer County prior to County approval of Improvement Plans for wastewater collection and transmission infrastructure. The County shall comply with *General Plan* Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan area.
Prior to Building Permit issuance	Department of Public Works	4.11.6-2b Revised Draft EIR page 4.11-51	Specific Plan proponents shall participate financially through connection fees and other financial mechanisms in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows and treatment at the DCWWTP and/or the SRWTP. In addition, Specific Plan proponents shall prepare, or shall provide a fair share contribution toward the preparation of any additional CEQA analysis that may be

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			required for plant modifications and/or expansions.
Prior to any final subdivision map recordation and prior to Building Permit issuance where no tentative map is required	Department of Public Works	4.11.6-2c Revised Draft EIR page 4.11-51	For each increment of new development within the Specific Plan area, the County shall confirm that all necessary permits (e.g., NPDES) are in place for either the DCWWTP or the SRWTP to discharge additional treated effluent in the amounts associated with the new development. This shall include a determination that development timing will not impede other development for which entitlements have been issued. The requirement for such a showing shall be made a condition of any small lot tentative map approval associated with the new development and shall be verified by the County prior to recordation any final map associated with the new development. Where no small lot tentative map and final map are required prior to non-residential development having the potential to increase wastewater flows, the requirement for such verification, to be demonstrated no later than the time of issuance of building permits, shall be made a condition of approval of project-level discretionary approvals analogous to issuance of small-lot tentative maps.
With Subsequent Conformity Review Application submittal	Department of Facility Services and Planning Department	4.11.6-6 Revised Draft EIR page 4.11-57	Should expansion of the SRWTP treatment plant be pursued to serve the Specific Plan area, a Treatment Plant Master Plan Update will be needed and additional analysis of water quality impacts on the Sacramento River will be required in a cumulative context. This analysis shall be performed in a manner similar to and at the same level of detail as the analysis contained in the EIR for the current Master Plan, and shall be consistent with standards established by RWQCB and SRCSD. All recommendations of the analysis shall be implemented utilizing a fair share funding arrangement with Placer Vineyards project proponents.
Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than 500 dwelling units Prior to approval of any small lot tentative subdivision map for a proposed residential project of 500 or fewer units Prior to any final small lot	PCWA and Planning Department	4.11.7-1a Revised Draft EIR page 4.11-81	Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than five hundred dwelling units, the County shall comply with Government Code Section 66473.7. Prior to approval of any small lot tentative subdivision map for a proposed residential project of 500 or fewer units, the County need not comply with Section 66473.7, or formally consult with PCWA or other public water system, but shall nevertheless make a factual showing or impose conditions similar to those required by Section 66473.7 in order to ensure an adequate water supply for development authorized by the map. Prior to recordation of any final small lot subdivision map, or prior to County approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses, the applicant shall demonstrate the availability of a long-term, reliable water supply from a public water system for the amount of development that would be authorized by the final subdivision map or project-

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
subdivision map recordation, or prior to County approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses			specific discretionary non-residential approval or entitlement. Such a demonstration shall consist of a written certification from the water service provider that either existing sources are available or that needed improvements will be in place prior to occupancy.
With Subsequent Conformity Review Application submittal	PCWA and Planning Department	4.11.7-1b Revised Draft EIR page 4.11-82	The Specific Plan proponents shall, comply with PCWA water conservation strategies as described in PCWA's *Urban Water Management Plan*.
Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map	PCWA and Planning Department	4.11.7-1c Revised Draft EIR page 4.11-82	Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map, the Placer County Water Agency (PCWA) shall perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water conveyed through City of Roseville facilities and/or pursuant to the wheeling agreement between the City of Roseville and PCWA, as amended from time to time. The analysis shall be submitted to both the County and the City of Roseville. The County shall confirm with PCWA that uncommitted capacity remains to wheel the required amount of PCWA-supplied water to the Specific Plan area prior to approval of discretionary actions. In the event sufficient uncommitted capacity does not exist, the County shall not grant the proposed tentative subdivision map or other project level discretionary approval until the County determines that a water supply not dependent on water from PCWA that is wheeled thru the Roseville system becomes available for the area at issue.
With Improvement Plan submittal	Department of Public Works	4.11.8-3a Revised Draft EIR page 4.11-95	Plans for site-specific recycled water storage facilities shall include provisions for emergency storage, including redundant in-ground storage ponds or enclosed tanks capable of holding one-day peak demand for the area served. All recycled water storage ponds shall be bermed to prevent inflow from surface sources and shall not be located where a direct discharge to a drainage course or natural waterway could occur if the pond should experience a containment failure. All storage ponds for recycled water shall be fenced to restrict access and posted with warning signs to reduce the potential for direct human contact with recycled water.
Prior to Improvement Plan	Department of Facility	4.11.8-3b	The project applicants shall be responsible for completing the Engineering Report that is

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
approval	Services	Revised Draft EIR page 4.11-95	required to be submitted to the State for the production, distribution and use of recycled water. Recycled water shall not be used until the Engineering Report is approved by the State.
Prior to Improvement Plan approval	Department of Public Works	4.11.8-3c Revised Draft EIR page 4.11-95	Adequate storage and pumping facilities must be provided prior to connection to the recycled water system.
With Specific Plan approval	Department of Public Works	4.11.9-1a Revised Draft EIR page 4.11-108	The *Master Project Drainage Study* shall be incorporated as part of Specific Plan approval by reference or other similar means.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1b Revised Draft EIR page 4.11-108	Individual project drainage reports consistent with the County's *Stormwater Management Manual* and Grading Ordinance shall be submitted for each development project, including installation of backbone infrastructure. Drainage reports shall identify the proposed detention/retention basins that will serve the new development area or submit an interim detention basin design with supporting calculations subject to approval by County staff.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1c Revised Draft EIR page 4.11-108	Drainage reports for development projects within the Specific Plan area shall comply with the current permit requirements of the NPDES Phase II (Attachment 4).
Prior to approval of the first Development Phase	Department of Public Works	4.11.9-1d Revised Draft EIR page 4.11-108	The *Master Project Drainage Study* shall be submitted to the Placer County Department of Public Works and reviewed and approved by the Department of Public Works prior to the approval of the first Development Phase.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1e Revised Draft EIR page 4.11-108	Individual project drainage reports shall be consistent with the approved *Master Project Drainage Study*.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to approval of the first Development Phase	Department of Public Works	4.11.9-2 Revised Draft EIR page 4.11-109	A drainage service area under a new County Service Area (CSA), existing CSA #28, or a Community Facilities District (CFD) shall be established for the Specific Plan area in compliance with law prior to approval of the first Development Phase. The CSA or CFD shall identify and establish ongoing funding for a continuous drainage facility maintenance program.
Prior to Improvement Plan approval and first final subdivision map recordation	Department of Public Works	4.11.10-1a Revised Draft EIR page 4.11-116	The Specific Plan applicants and subsequent developers shall work closely with PG&E and SMUD to ensure that development of electrical and natural gas infrastructure with the capacity to service the entire Specific Plan area is located and provided concurrently with roadway construction and in accordance with PUC regulations. The applicant(s) shall grant all necessary easements for installation of electrical and natural gas facilities, including utility easements along existing and future on-site major arterial roads for the development of area-wide utility corridors. Coordination with SMUD and/or PG&E shall occur, and any required agreements shall be established prior to recordation of the first final subdivision map.
With Design/Site Review Application submittal	Planning Department and Air Pollution Control District	4.11.10-1b Revised Draft EIR page 4.11-116	Implement Mitigation Measures 4.8-3a through 4.8-3g as set forth in Section 4.8 of this Revised Draft EIR.
Prior to approval of improvement plans and prior to the final subdivision map recordation	Department of Public Works	4.11.10-2a Revised Draft EIR page 4.11-117	All locations and continuous maintenance access points for natural gas and electrical infrastructure shall be identified in consultation with PG&E and/or SMUD and are to be clearly marked or noted on tentative subdivision maps. Dedicated easements for utility maintenance equipment shall be recorded prior to or concurrent with acceptance and recordation of final maps.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Pacific Gas & Electric and Planning Department	4.11.10-2b Revised Draft EIR page 4.11-117	Clear, unrestricted access shall be maintained beneath existing transmission lines that traverse the Specific Plan area. This may include provision for unobstructed access to gates in proposed fences that may surround such uses as the County corporation yard. Any realignment of transmission line paths shall be negotiated with PG&E. Structures shall only be allowed in those areas that do not restrict access and meet the requirements of PG&E.
Prior to approval of the first	Auburn - Placer County	4.11.12-1a	Formation of a County Service Area (CSA), Community Facilities District (CFD), or

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Library and Department of Public Works	Revised Draft EIR page 4.11-125	expansion of CSA #28, or other financing mechanism acceptable to the County shall be required prior to approval of the first Development Phase to ensure that immediate funding for adequate library infrastructure consistent with County standards is in place. The Specific Plan developers shall enter into a Development Agreement to ensure a fair share contribution to adequate library facilities, and that such facilities are available prior to demonstrated need.
As specified in the County Master Facilities Plan and approved Development Phase(s) and Phasing Plan(s).	Auburn – Placer County Library and Planning Department	4.11.12-1b Revised Draft EIR page 4.11-125	Completion of one or more branch libraries to provide a minimum of 0.4 square feet per capita, dedication of land, and stocking with books and other materials necessary for a functioning library with a minimum of 2.2 volumes per capita and otherwise meeting the standards of the *Auburn-Placer County Library Long-Range Plan*, including any subsequent amendments, shall occur concurrent with demand.
Prior to first final subdivision map recordation	Auburn – Placer County Library and Department of Public Works	4.11.12-1c Revised Draft EIR page 4.11-125	Project developers shall be required to establish a special benefit assessment district or other funding mechanism to ensure adequate funding of the Specific Plan's fair share for the ongoing operation and maintenance of library facilities. Such funding mechanism shall be established prior to recordation of the first final subdivision map to ensure that immediate funding for adequate library operations and maintenance is in place.
Prior to final small lot subdivision map recordation, as specified in the Parks Master Plan and approved Development Phase(s) and Phasing Plan(s).	Department of Facility Services	4.11.13-1 Revised Draft EIR page 4.11-160	Project developers in the Specific Plan area shall comply with the requirements of the General Plan by dedication and improvement of a minimum of 174 acres of active parkland and 174 acres of passive parkland. Project developers shall be responsible for dedicating and fully developing parks and or portions thereof, concurrent with demand in accordance with County levels of service. The County may require oversizing of neighborhood and larger type recreation parks, trails and facilities on a subdivision basis when it is deemed necessary and practical to serve the needs of future residents. In such cases, the County will enter into reimbursement agreements whereby future developments will pay initial developers for oversizing. Concurrent with the construction of the community parks, project developers shall construct a park maintenance building and yard and provide maintenance equipment. The design and building materials, location and quantity of equipment shall be subject to the approval of the Department of Facility Services. All plans and specifications shall be approved by the Department of Facility Services and/or the managing agency prior to the recordation of each final small lot subdivision map. A procedure or agreement to govern the acquisition of parklands and completed park improvements acceptable to the County and/or managing agency, and in compliance

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			with applicable General Plan standards and policies, shall be in place prior to recordation of the first final small lot subdivision map. The specific park plans shall be submitted to the County for approval prior to the final decision as to the number and location of facilities.
Prior to approval of the first Development Phase	Department of Facility Services and Department of Public Works	4.11.13-3 Revised Draft EIR page 4.11-161	Project developers shall cause a new County Service Area (CSA) or Community Facilities District (CFD) to be formed, or expand CSA #28 for sustainable park maintenance and recreation programs for the Specific Plan area prior to approval of the first Development Phase. A procedure or agreement to govern park maintenance and local recreation programs shall also be provided for the Specific Plan area. This entity would thus have the ability to participate in design, inspection and acceptance of facilities, and determination of appropriate funding levels necessary to maintain these facilities and operate recreational programs. A park maintenance special tax or special assessment with a provision for increases indexed to the CPI shall be approved by the landowners (voters) of the Specific Plan area prior to approval of the first Development Phase. An indexing formula for maintenance and operation of recreational facilities and programs shall be put in place.
Prior to approval of the first Development Phase	Department of Facility Services	4.11.13-4 Revised Draft EIR page 4.11-162	As a condition of Specific Plan approval, proponents shall submit a phased schedule for providing community recreation facilities for approval by the County Parks Division. This phasing plan shall comply with County levels of service for parks and recreational facilities. Funding for construction, operation and maintenance of these improvements shall be provided in accordance with Mitigation Measures 4.11.13-1 and 4.11.13-3.
Prior to first final small lot subdivision map recordation	County Executive Office	4.11.14-2 Revised Draft EIR page 4.11-183	Project developers shall establish a special benefit assessment district or other funding mechanism to ensure fair share funding for the ongoing operation and maintenance of general County services serving the Specific Plan area. This funding mechanism shall be established prior to recordation of the first final small lot subdivision map in the Specific Plan area to ensure that immediate funding for adequate general County services is in place.
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4 and #7)	Environmental Health Services	4.12-1 Revised Draft EIR page 4.12-24	The two USTs shall be removed and soil samples shall be collected and analyzed. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations. All required remediation shall be completed prior to recordation of any final small lot

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			subdivision map on Property #7 (now Properties #4 and #7).
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4 and #7)	Environmental Health Services	4.12-2 Revised Draft EIR page 4.12-24	If sampling during removal of the UST for the Hilltop site should confirm concentrations of potential motor oil and/or TPH diesel contamination at or above the level of concern, the site shall be remediated as described in Mitigation Measure 4.12-1.
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4)	Environmental Health Services	4.12-3 Revised Draft EIR page 4.12-25	Prior to recordation of any final small lot subdivision map on Property #7 (now Property #4), the open well shall be abandoned/destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property # 9	Environmental Health Services	4.12-4 Revised Draft EIR page 4.12-25	Additional sampling shall be performed at the Dyer Lane and Tanwood Avenue area of illegal dumping. If test results show that the level of concern is exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property # 9.
Prior to any final small lot subdivision map recordation on Property #9	Environmental Health Services	4.12-5 Revised Draft EIR page 4.12-25	Prior to recordation of any final small lot subdivision map on Property #9, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property #10	Environmental Health Services	4.12-6a Revised Draft EIR page 4.12-24	Additional sampling shall be performed on sites #10-1 and #10-2. If test results show that regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #10.
Prior to any final map recordation on Property #10	Environmental Health Services	4.12-6b Revised Draft EIR page 4.12-26	Prior to recordation of any final maps on Property #10, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property #11	Environmental Health Services	4.12-7a Revised Draft EIR	Additional sampling shall be performed on sites #11-1 and #11-2. If test results show that levels of concern are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.12-27	small lot subdivision map on Property #11.
Prior to any final map recordation on Property #11	Development Review Committee	4.12-7b Revised Draft EIR page 4.12-27	Prior to recordation of any final maps on Property #11, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to any final map recordation on Property #15A (now Property # 22)	Environmental Health Services	4.12-8 Revised Draft EIR page 4.12-27	Disposal of refrigerators, tires, batteries and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to recordation of any final maps on Property #15A (now Property # 22).
Prior to any final small lot subdivision map recordation on Property #15A (now Property # 22)	Environmental Health Services	4.12-9 Revised Draft EIR page 4.12-28	Additional sampling shall be performed on sites #15-1, #15-2, #15-3, #15-4, #15-5, #15-6, #15-7, #15-8, #15-9, #15-10, #15-11, #15-12, and #15-13. If test results show that levels of concern, or regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #15A (now Property # 22).
Prior to any final small lot subdivision map recordation on Property #19	Environmental Health Services	4.12-10 Revised Draft EIR page 4.12-28	Disposal of auto parts, debris, household waste and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to recordation of any final small lot subdivision map on Property #19.
Prior to any final small lot subdivision map recordation on Property #20 (now Property #21)	Environmental Health Services	4.12-11a Revised Draft EIR page 4.12-28	Soil in the storage area and below the concrete slab in the workshop shall be inspected by a California Registered Environmental Assessor II for indications of impacts to soil at the time of the demolition of the site buildings and concrete slab. Recommendations for soil sampling and analysis shall be determined at that time. If sampling results show that regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All demolition and remediation shall be completed prior to recordation of any final small lot subdivision map on Property #20 (now Property #21).
Prior to recordation of small lot final map	Department of Public Works	4.12-11c Revised Draft EIR page 4.12-29	The in-service well shall be abandoned/destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County Environmental Health Services (EHS) requirements upon discontinuation of use.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to approval of any tentative subdivision map	Placer Mosquito Abatement District and Environmental Health Services	4.12-12b Revised Draft EIR page 4.12-29	The Placer Mosquito Abatement District shall be granted access to perform vector control in all common areas including drainage, open space corridor and park areas in perpetuity. Such access shall be a condition of approval of all tentative maps approved within the Specific Plan area.
Prior to any final small lot subdivision map recordation	Environmental Health Services	4.12-13 Revised Draft EIR page 4.12-30	Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed according to Placer County Division of Environmental Health criteria prior to recordation of final small lot subdivision map for the affected property. Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems. Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision map for the affected property.
Prior to final subdivision map recordation	Environmental Health Services	4.12-14a Revised Draft EIR page 4.12-31	Surveys of structures that are planned for demolition (that were not surveyed in the Phase II ESA) during Specific Plan development shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed and disposed of by a California licensed asbestos abatement contractor. All removal of asbestos material shall be completed prior to recordation of final subdivision maps for the affected property.
Prior to issuance of demolition permit	County Building Department	4.12-14b Revised Draft EIR page 4.12-31	A California licensed asbestos abatement contractor shall be hired to remove the exterior wall shingles prior to demolition of the abandoned radio beacon structure on Property #7.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/ commercial development	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial agricultural uses are disclosed that could have resulted in persistent contamination, such as orchards or vineyards, then soil sampling shall be conducted within former commercial agriculture areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil investigation shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) and contained in the DTSC August 2002 "Interim Guidance for Sampling Agricultural Fields for School Sites", or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the final small lot subdivision map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, unconfined and/or widespread residual concentrations of agricultural chemicals may be identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated risk assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to approval of final maps and/or issuance of building permits	County Public Works Department and/or Building Department	4.12-16 Revised Draft EIR page 4.12-33	Any unused well encountered during subsequent exploration or development of the Specific Plan area shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/ commercial development	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial uses are disclosed that could have resulted in persistent contamination then soil sampling shall be conducted within former commercial areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil sampling shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) Phase II Environmental Site Assessment and/or Preliminary Endangerment Assessment with DTSC, or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	As a result of soil investigation, unconfined and/or widespread residual concentrations of chemicals or other contaminants maybe identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated Risk Assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-34	Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to acceptance of improvements	Department of Public Works	4.12-21a Revised Draft EIR page 4.12-38	Any USTs that are encountered during off-site utility line/roadway survey or construction, or wastewater treatment or storage facility construction shall be removed and soil samples shall be collected and analyzed. If a UST is subject to UST regulation, then a UST removal permit from Environmental Health Services shall be obtained. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations.
Prior to Improvement Plan approval	Department of Public Works	4.12-21b Revised Draft EIR page 4.12-39	Prior to any utility, roadway, or wastewater treatment or storage facility construction on properties not previously evaluated in a Phase I Environmental Site Assessment, a Phase I Environmental Site Assessment shall be conducted by a Registered Environmental Assessor. If contaminant concentrations are found to be at or above regulatory clean-up thresholds, the site shall undergo remediation in accordance with State and County standards.
Prior to Improvement Plan approval	Department of Public Works	4.12-21c Revised Draft EIR page 4.12-39	Any unused well encountered during construction of off-site utilities, roadways, or wastewater treatment and storage facilities shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and local requirements.
Prior to Improvement Plan approval	Department of Public Works and/or Building Department	4.12-21d Revised Draft EIR page 4.12-39	Surveys of any structures that are planned for demolition during off-site utility line, roadway, or wastewater treatment or storage facility construction shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			and disposed of by a California licensed asbestos abatement contractor.
Prior to recordation of small lot final map	Department of Public Works	4.12-21e Revised Draft EIR page 4.12-39	Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area that may be affected by off-site utility line, roadway, or wastewater treatment and storage facility construction to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed under permit of either the County Environmental Health Services Division or the Public Works Department. Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems. Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision maps for the affected property.

PROJECT SPECIFIC MITIGATION REPORTING PLAN

A mitigation reporting plan is required when the standard mitigation monitoring and reporting program does not address the required mitigation monitoring. This occurs when on-going monitoring of required mitigation measures extend beyond the County's permitting process. Table 2 contains the required components of the specific reporting plan and describes those mitigation measures that will require ongoing monitoring to insure implementation.

Table 2
Mitigation Measures Requiring Ongoing Monitoring

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.1 LAND USE AND PLANNING POLICIES							
4.1-3 Revised Draft EIR page 4.1-51 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-1 as it pertains to ***agricultural land and*** open space. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department	Prior to approval of improvement plans	Once during review of improvement plans	Proper ratio of open space preserved	Applicant
4.1-13a Revised Draft EIR page 4.1-63	Comply with all applicable mitigation measures set forth in the *Environmental Impact Report, City of Lincoln Wastewater Treatment and Reclamation Facility*, certified by the City of Lincoln City Council on March 9, 1999 during construction and operation of the recycled water facility.	City of Lincoln	City of Lincoln	Start of construction	Ongoing during construction and operation	Absence of water quality and other environmental issues	Applicant
4.113b - Revised Draft EIR page 4.1-63	Prior to construction of any facilities not within the area assessed by the *Environmental Impact Report, City of Lincoln Wastewater Treatment and Reclamation Facility*, such as potential future downstream diversion structures, perform an initial study in accordance with CEQA to determine subsequent environmental assessment needs. This should include consideration of site-specific biological, wetland and cultural resource assessments.	City of Lincoln	City of Lincoln	Prior to construction	Once prior to construction	All potential significant impacts and mitigation measures identified	Applicant
4.1-13c Revised Draft EIR page 4.1-63	Compliance with mitigation measures set forth in this Revised Draft EIR or similar measures proposed by the City of Lincoln designed to reduce impacts to visual quality, water quality, biological resources, soils, cultural resources, air quality, and the noise environment, including Mitigation Measures 4.2-6a, 4.2-6b, 4.3.4-1c, 4.3.4-2a, 4.3.4-2b, 4.3.4-2c, 4.3.4-	City of Lincoln	City of Lincoln	During review of improvement plans	Ongoing during construction and operation	Mitigation of environmental effects	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	3a, 4.3.4-3b, 4.4-1a, 4.4-1b, 4.4-1c, 4.4-1d, 4.4-1e, 4.4-1f, 4.4-1g, 4.4-1h, 4.4-1i, 4.4-14, 4.4-15, 4.4-16, 4.4-17, 4.4-18, 4.4-20, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-26, 4.4-27, 4.4-29, 4.4-30, 4.5-1a, 4.5-2, 4.5-4a, 4.4-5b, 4.6-2a, 4.6-2b, 4.6-2c, 4.6-2d, 4.6-2e, 4.6-2f, 4.6-2g, 4-6-2h, 4.6-3a, 4.6-3b, 4.8-1a, 4.8-1b, 4.8-1c, 4.8-1d, 4.8-1e, 4.9-2, and 4.9-3.						
4.1-14 Revised Draft EIR page 4.1-64 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-1a as it pertains to ***agricultural land and*** open space. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department	Prior to approval of improvement plans	Once during review of improvement plans	Proper ratio of open space preserved	Applicant
4.2 VISUAL QUALITY AND AESTHETICS							
4.2-6a Revised Draft EIR page 4.2-60	All areas containing natural vegetation or landscape material that are disturbed during utility line and roadway construction shall be revegetated upon completion of work utilizing plant materials similar to those disturbed. Revegetated areas shall be actively maintained until fully established, in accordance with the standards and provisions contained in the County's Landscape Design Guidelines.	Applicant	County Planning Department	Upon installation of utilities	Once monthly for one full year	Revegetation occurs	Applicant
4.2-6b Revised Draft EIR page 4.2-61	All permanent utility line-related structures extending above ground shall be screened where feasible using a combination of berms, mounds, landscape material, decorative fencing/ walls, or other screening feature approved by the Placer County Development Review Committee, consistent with the *Placer County Design Guidelines* and the *Placer County Landscape Design Guidelines*. In addition, any proposed roadway and	Applicant	County Planning Department	During improvement plans review	Once during review of improvement plans	Compliance with approved plans	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	utility pump station lighting shall be directed downward using cut-off fixtures to minimize lighting effects on adjacent areas and the night sky.						
4.3 HYDROLOGY, WATER RESOURCES, AND WATER QUALITY							
4.3.2-1b Revised Draft EIR page 4.3-23	New development within the Specific Plan area shall reduce post-development stormwater runoff peak flows and volumes to pre-development levels for the 2-, 10-, 25- and 100-year storm events through the construction of regional retention and detention facilities for the Curry Creek and Steelhead Creek watersheds. Retention/detention facilities in the Steelhead Creek watershed shall incorporate gates, as described in the *Master Project Drainage Study,* to control flows during a Sankey Gap spill. A protocol shall be established by Placer County in cooperation with the Sacramento Area Flood Control District for monitoring of the Sankey Gap spill and for operation of the gates. Responsibility for the operation and maintenance of the gates shall be assumed by the County Service Area that will serve the Specific Plan area. Construction of regional retention and detention facilities shall be prior to or concurrent with the initial development of the Specific Plan area. Runoff from development within the Dry Creek watershed shall not be detained or retained. Retention and detention facilities shall be designed in accordance with the requirements of *the Placer County Storm Water Management Manual* that are in effect at the time of submittal, and to the satisfaction of the Department of Public Works. Retention and detention facilities shall be designed to be consistent with the *Master Project Drainage Study* for the Specific Plan.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.3.2-2b Revised Draft EIR page 4.2-23	New development within the Specific Plan area shall upsize any existing undersized culverts within the Specific Plan area conveying increased flows from the proposed development. All existing culverts conveying development flow shall be identified with pre- and post-development flow quantities and capacities. All culvert analysis (existing and upsized) shall be designed in conformance with *the Placer County Storm Water Management Manual* to accommodate the 2-, 10-, 25- and 100-year storms. Flow consideration for debris clogging and sediment transport shall be provided. In addition to the 100-year event, 200-year events shall be evaluated for potential impacts to collector roadways, detention pond failure and other life-safety impacts.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant
4.3.2-1c Revised Draft EIR page 4.2-23	Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the *Placer County Storm Water Management Manual* that are in effect at the time of submittal, to the satisfaction of the Department of Public Works. These facilities shall be constructed with subdivision improvements, and easements provided as required by the Department of Public Works. Maintenance of these facilities shall be provided by a new County Service Area (CSA), an expanded CSA #28, or other responsible entity.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant
4.3.2-1g Revised Draft EIR page 4.2-24	New development shall not alter the post-development mitigated drainage shed boundaries identified in the Master Project Drainage Study in a way that would increase the peak flow runoff or runoff volume.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.3.2-3e Revised Draft EIR page 4.3-27	The *Master Project Drainage Study* shall demonstrate that the proposed development will not increase the 100-year floodplain water surface elevation.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Demonstration that standard is met	Applicant
4.3.2-3f Revised Draft EIR page 4.3-27	The low dam, intake structure, pump and pipeline withdrawing water from Dry Creek shall be removed in its entirety, and the streambed returned to a natural condition, at the time irrigation of existing pasture land located within Property Group #5 of the Specific Plan area ceases. Upon removal of the dam, an effective combination of erosion and sediment control shall be implemented which may include measures such as covering exposed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation or permanent seeding. In addition, best management practices (BMPs) shall be implemented during construction to reduce or eliminate sedimentation and reduce erosion in result of dam removal activities. BMPs may include sediment control practices such as filtration devices and barriers (e.g. fiber rolls, straw bale barriers and gravel inlet filters) and/or settling devices (e.g. sediment traps or basins). BMPs shall be developed in accordance with applicable federal, State and local agencies. Additionally, the dam removal shall be done in accord with all applicable federal, State and local requirements and/or permit conditions existing at the time of removal. Prior to removal of the structure, a drainage report shall be prepared demonstrating that the removal of the structure will not adversely increase flows downstream.	Applicant	County Public Works Department	Prior to approval of improvement plans for development of Property Group #5	Once prior to and once following dam removal	Demonstration that no significant adverse environmental impacts occur	Applicant
4.3.3-8a	Municipal wells constructed for purposes of a backup	PCWA,	PCWA	Prior to well	Once prior to	Distance	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Revised Draft EIR page 4.3-81	groundwater supply for development under the Specific Plan shall not be constructed within 800 feet of any existing private well.	Applicant		construction	commencement of well construction	standard met	
4.3.3-8b Revised Draft EIR page 4.3-81	Prior to operation of any municipal wells constructed for purposes of a backup groundwater supply for development under the Placer Vineyards Specific Plan, the developer/applicant shall construct groundwater monitoring wells to monitor the impacts of the operation of the municipal wells on local groundwater elevations and any groundwater contaminant movement. The number, location and design of said monitoring wells shall be subject to the approval of PCWA.	Applicant	PCWA	Prior to well construction	Once following installation of monitoring wells	Monitoring wells constructed to satisfaction of PCWA	Applicant
4.3.3-9 Revised Draft EIR page 4.3-82	Prior to installation of any municipal wells for purposes of a backup groundwater supply for development under the Specific Plan, the County, in consultation with PCWA and CDFG, shall determine the appropriate separation distances between wells and nearby surface water bodies. In no case shall these municipal wells be constructed within 800 feet of the Dry Creek riparian corridor, or any other on-site area where established riparian vegetation is observed.	County Development Review Committee	County Development Review Committee	Prior to well construction	Once prior to well construction	Absence of significant effects on surface water and riparian vegetation	Applicant
4.3.4-2c Revised Draft EIR page 4.3-119	All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association *Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment* (or other similar source approved by the Department of Public Works) for the applicable type of development and/or improvement.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with Handbook standards	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	Provisions shall be included for long-term maintenance of BMPs.						
4.3.4-9a Revised Draft EIR page 4.3-137	Install advanced treatment facilities (DCWWTP Master Plan EIR Mitigation Measure 7-2).	City of Roseville	City of Roseville	During treatment plant expansion	Once during construction	Advanced treatment facilities installed	Applicant and/or fees for service
4.3.4-9b Revised Draft EIR page 4.3-137	Institute metals source controls/pre-treatment (DCWWTP Master Plan EIR Mitigation Measure 7-3).	City of Roseville	City of Roseville	During operation	Ongoing	Metals source control/ pretreatment in place	Applicant and/or fees for service
4.3.4-9c Revised Draft EIR page 4.3-137	Install cooling towers if necessary (DCWWTP Master Plan EIR Mitigation Measure 7-4).	City of Roseville	City of Roseville	During treatment plant expansion	Once during construction	Cooling towers installed, if necessary	Applicant and/or fees for service
4.4 BIOLOGICAL RESOURCES							
4.4-5 Revised Draft EIR page 4.4-104 **Addendum, September 2012, Ex. A**	When construction is proposed during the burrowing owl breeding season (April-September), a focused survey for burrows shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify any active burrows. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Burrows that must be removed as a result of Specific Plan implementation shall be removed during the non-breeding season (October to March). If no active nests are found during the focused survey, no further mitigation will be required. If burrows are removed as a result of implementation and there is suitable habitat on-site, on-site passive relocation shall be required. Owls will be encouraged to move from occupied burrows to alternate natural	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to burrowing owl	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	or artificial burrows that are beyond 50 meters from the impact zone and that are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair of relocated owls. Relocation of owls should only be implemented during the non-breeding season. On-site habitat shall be preserved in a conservation easement and managed to promote burrowing owl use of the site. If there is not suitable habitat on-site, off-site passive relocation shall be required. Off-site habitat must provide suitable burrowing owl habitat. Land shall be purchased and/or placed in a conservation easement in perpetuity and managed to maintain suitable habitat. Off-site mitigation shall use one of the following ratios: 1. Replacement of occupied habitat with occupied habitat: 1.5 times 6.6 (9.75) acres per pair or single bird. 2. Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 (13.0) acres per pair or single bird. 3. Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 (19.5) acres per pair or single bird. In the event passive relocation and use of artificial burrows is required on- or off-site, a banding and tracking program shall be established in accordance with accepted protocols to allow measurement of success. In the event the relocation program is proven not to be successful, additional steps shall be						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	undertaken as required by the County in consultation with CDFG. The replacement of burrowing owl habitat required by this measure ***shall*** be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for burrowing owl. ***As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-7 Revised Draft EIR page 4.4-106 **Addendum, September 2012, Ex. A**	***If construction activities are proposed during the tricolored blackbird breeding season (May to August), a focused survey for nesting colonies shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (September to April). If no active nests are found during the focused survey, no further mitigation will be required.*** This measure would ensure that ***tricolored blackbird*** nests are avoided when active, so that eggs and young would be protected. Once the ***blackbirds*** have fledged their nests, the nests can be removed without harm to the birds. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered***	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to non-raptor special-status bird species	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	in the PCCP.						
4.4-8 Revised Draft EIR page 4.4-107 **Addendum, September 2012, Ex. A**	When construction is proposed during the raptor breeding season (March to early September), a focused survey for raptor nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Trees containing nests shall be removed during the non-breeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. This measure will ensure that active nests are not moved or substantially disturbed during the breeding season, so that raptor eggs and young are not destroyed or abandoned as a result of construction. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to breeding raptors	Applicant
4.4-9 Revised Draft EIR page 4.4-108 **Addendum, September 2012, Ex. A**	Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal. The initial assessment will involve looking for bats or bat signs such as guano, urine staining, and culled food parts, and will identify those specific locations that represent potential habitat (i.e., which specific	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to protected bats	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be affected (i.e., removed), no further measures are required. Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period. If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly." ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-10b Revised Draft EIR page 4.4-109 **Addendum, September 2012, Ex. A**	Trees that are not planned for removal shall be preserved and protected. These oak trees shall be preserved and avoided by implementation of the following measures: • Trees that are not proposed for removal and that are within two hundred feet of grading activities shall be protectively fenced five feet beyond the dripline and root zone of each oak tree (as determined by a certified arborist). This fence, which is meant to prevent activities that result in soil compaction beneath the canopies or over the root zone, shall be maintained until all construction activities are completed. No vehicles, construction equipment, mobile offices, or materials shall be placed within this fenced area. • Grade changes shall be minimized to the extent feasible within or adjacent to the drip line of existing trees. No soil surface removal greater than one foot in depth shall occur within the drip lines of oak trees to be preserved. No cuts shall occur within five feet of their trunks. No earthen fill greater than one foot deep shall be placed within the drip lines of preserved oak	Applicant	County Planning Department	Prior to construction	Once prior to construction and ongoing	Compliance with tree protection requirements.	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	trees, or within five feet of their trunks. • Paving shall not be placed in the drip lines of oak trees to be preserved. • Underground utility line trenching shall not be placed within the drip lines of oak trees to be preserved. If it is absolutely necessary to install underground utilities within the drip lines of oak trees, the trench shall either be bored or drilled, but not within five feet of the trunk. • For trees that will be removed, the project applicant shall submit a tree survey map of oaks to be removed or disturbed during project construction. Within these impact areas, an inventory of the location, number and health of oaks shall be prepared by a certified arborist. A certified arborist shall also prepare a monitoring and management plan for each project disturbing or removing oak trees. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures. • Annual monitoring shall be included to ensure that an 80% survival rate is achieved over a five-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. An oak tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-11a Revised Draft EIR page 4.4-111 **Addendum, September 2012, Ex. A**	***Implement Mitigation Measure 4.4-1 as it pertains to non-vernal pool wetlands.As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department	Prior to construction	Once prior to construction	Compliance with the 404 process	Applicant
4.4-13 Revised Draft EIR page 4.4-113 **Addendum, September 2012, Ex. A**	If construction activities are proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.	Applicant	County Public Works and Planning Departments	Prior to construction	Once prior to construction	No harm to Loggerhead Shrike	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have fledged, their nests can be removed without harm to the birds. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-16 Revised Draft EIR page 4.4-116 **Addendum, September 2012, Ex. A**	Installation of off-site infrastructure shall be designed to avoid vernal pools, if feasible. If pools will be filled or degraded by off-site infrastructure areas, implement Mitigation Measure 4.4-2. The mitigation acreage required by this measure **shall** be entirely included within Mitigation Measure 4.4-1. Avoidance and/or fill of vernal pools outside of Placer County will be regulated by the USACE, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location and type of vernal pools that would be affected. Federal policy (for jurisdictional wetlands), Sacramento County policy and Sutter County policy all call for "no net loss" of wetlands. These jurisdictions can and should implement measures similar to those provided in Mitigation Measure 4.4-1 to ensure "no net loss" of vernal pools. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	Compliance with "no net loss" requirement	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.4-18 Revised Draft EIR page 4.4-118 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-4, which requires that construction be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If installation is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If pond turtles are found in the off-site infrastructure areas, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary. The replacement of western pond turtle habitat, if necessary, ***shall*** be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle. If western pond turtle is present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of its habitat. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	"No net loss" of pond turtle	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.4-19 Revised Draft EIR page 4.4-119 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-5, which requires nesting surveys prior to construction, so if burrowing owls establish nests in the off-site infrastructure areas, they would be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting owls would not be disturbed. Once the young have fledged, the nests can be removed, because the owls would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting burrowing owls would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to *protect* nesting burrowing owls. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to approval of improvement plans and/or issuance of encroachment permits	Once prior to construction	No harm to burrowing owl	Applicant
4.4-21 Revised Draft EIR page 4.4-120 **Addendum, September 2012, Ex. A**	If installation of infrastructure is proposed in areas where identified non-raptor special-status bird species may occur a focused survey for non-raptor special status bird nests and/or nesting colonies shall be conducted by a qualified biologist within 30 days prior to the beginning of construction activities in order to identify active nests within the construction area. If active nests and/or nesting colonies are found, no construction activities shall take place within five hundred feet of the nest and/or nesting colony until the young have fledged and the biologist has consulted with the CDFG, particularly with respect to vegetation removal as a result of installation of project infrastructure. If no active nests are found during the focused survey, no further	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to approval of improvement plans or issuance of encroachment permits	Once prior to construction	No harm to non-raptor special-status bird species	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	mitigation will be required. This measure would ensure that bird nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect non-raptor special status bird species. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-22 Revised Draft EIR page 4.4-121 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-8, which requires nesting surveys prior to construction, so if raptor nests are present in the off-site infrastructure areas, they will be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting raptors will not be disturbed. Once the young have fledged, the nests can be removed, because the raptors would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting raptors would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County and/or the City of Roseville, if needed, to protect nesting raptors. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	No harm to nesting raptors	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.4-23 Revised Draft EIR page 4.4-122 **Addendum, September 2012, Ex. A**	Installation of off-site infrastructure shall be designed to avoid impacts to potential habitat for California horned lizard, if feasible. If installation is required in areas of potential habitat, a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If horned lizards are found in the off-site infrastructure areas, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that provides for "no net loss" of individuals of the species or its habitat shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary. This measure would protect the California horned lizard, if present, from harm. Surveys of proposed impact areas shall be conducted during the active season for the lizard (generally April to October). During the spring, lizards are typically active during mid-day. During summer, activity transitions to morning and late afternoon. The replacement of habitat, if necessary, **shall** be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for the affected habitat. If California horned lizard is present in off-site infrastructure areas in Sutter County, Sacramento County and/or the City of Roseville, these jurisdictions could also require measures to ensure "no net loss" of its habitat.	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	No net harm to California horned lizard	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.						
4.4-24 Revised Draft EIR page 4.4-122 **Addendum, September 2012, Ex. A**	Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal. The initial assessment will involve looking for bats or bat sign such as guano, urine staining, and culled food parts and will identify those specific locations that represent potential habitat (e.g., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be impacted (i.e., removed), no further measures are required. Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	Lack of more than minimal harm to protected bats	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period. If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly." Similar measures to those described in this mitigation measure could be used by Sutter County, Sacramento County, and/or the City of Roseville. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-25 Revised Draft EIR page 4.4-124 **Addendum, September**	Implement Mitigation Measures 4.4-10a and 4.4-10b. The applicant is to provide a tree survey map of all trees that would be removed or disturbed during construction of the off-site infrastructure areas. These trees shall be replaced as specified in Mitigation Measure 4.4-1*0*. Replacement trees shall be	Applicant	County Planning Department, Sutter County, Sacramento County, City	Prior to improvement plans approval and/or issuance of encroachment	Once prior to construction and ongoing during construction	Compliance with tree protection requirements	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
2012, Ex. A	monitored annually to ensure that the new oaks and oak woodland are successful. Mitigation Measure 4.4-10b specifies measures to be taken to protect remaining trees from damage during construction. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed to protect oak woodland and individual trees. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***		of Roseville	permits			
4.4-27 Revised Draft EIR page 4.4-126 **Addendum, September 2012, Ex. A**	Implement Mitigation Measure 4.4-12, which requires a Streambed Alteration Agreement from CDFG whenever a road (bridge) or utility line would be constructed across a stream. The Agreement would include measures to protect the channel and bank of a stream from erosion and related effects of construction. The measure also requires that Mitigation Measure 4.4-1*2* be implemented as it pertains to riparian habitat. New trees and shrubs would be planted to replace those removed for development. The replacement ratios would exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. Any stream crossings proposed in Sutter County, Sacramento County, and/or the City of Roseville would also likely be required to obtain a Streambed Alteration Agreement. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project***	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville, CDFG for Streambed Alteration Agreement	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction and ongoing during construction	Compliance with Streambed Alteration agreement requirements; compliance with Mitigation Measure 4.4-1, as it pertains to riparian habitat	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.						
4.4-28 Revised Draft EIR page 4.4-127 **Addendum, September 2012, Ex. A**	All construction activity involving disturbance of habitat, shall be restricted to the period between May 1 and September 30. This is the active period for Giant Garter snake and direct mortality is lessened, because snakes are expected to actively move and avoid danger. 24-hours prior to construction activities, the project area shall be surveyed for Giant Garter snake. Survey of the project area shall be repeated if a lapse in construction activity of two weeks or greater has occurred. If a snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. Any incidental take and any sightings shall be reported to the USFWS immediately. Movement of heavy equipment shall be confined to existing roadways to minimize habitat disturbance. Construction personnel shall (to the extent practical) receive USFWS-approved worker environmental awareness training. This training instructs workers to recognize Giant Garter snakes and their habitat(s), and what to do if a Giant Garter snake is encountered during construction activities. No plastic, monofilament, jute, or similar erosion control matting that could entangle snakes will be placed on a project site when working within 200 feet of snake aquatic or rice habitat. Substitutions include	Applicant	Sacramento County, Sutter County	Immediately prior to construction	Once prior to construction and ongoing	No harm to Giant Garter Snake	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	coconut coir matting, tactified hydroseeding compounds, or other material approved by the Wildlife Agencies. Between April 15 and September 30, all irrigation ditches, canals, or other aquatic habitat shall be completely dewatered, with no puddle water remaining, for at least 15 consecutive days prior to the excavation or filling in of the dewatered habitat. Make sure dewatered habitat does not continue to support Giant Garter snake prey, which could detain or attract snakes into the area. If a site cannot be completely dewatered, netting and salvage of prey items may be necessary. Confine clearing to the minimal area necessary to facilitate construction activities. Flag and designate avoided Giant Garter snake habitat within or adjacent to the project as Environmentally Sensitive Areas. This area shall be avoided by all construction personnel. If a live Giant Garter snake is found during construction activities, immediately notify the USFWS and the project's manager. The manager shall do the following: Stop construction in the vicinity of the snake. Monitor the snake and allow the snake to leave on its own. A monitor shall remain in the area for the remainder of the work day to make sure the snake is not harmed or if it leaves the site, does not return. Escape routes for Giant Garter snake should be determined in advance of construction and snakes should always be						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	allowed to leave on their own. If a Giant Garter snake does not leave on its own within one working day, further consultation with USFWS is required. Fill or construction debris may be used by Giant Garter snake as an over-wintering site. Therefore, upon completion of construction activities, remove any temporary fill and construction debris. If this material is situated near undisturbed Giant Garter snake habitat and it is to be removed between October 1 and April 30, it shall be inspected by a qualified biologist to assure that Giant Garter snake are not using it as hibernaculae. Wherever feasible, restore disturbed areas to pre-project conditions. Restoration work may include such activities as replanting species removed. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-29 Revised Draft EIR page 4.4-129 **Addendum, September 2012, Ex. A**	If installation of infrastructure is proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of installation shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to construction	Once prior to construction	No harm to Loggerhead Shrike	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	further mitigation will be required. This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting tricolored blackbirds. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***						
4.4-30b Revised Draft EIR page 4.4-130 **Addendum, September 2012, Ex. A**	A qualified fish biologist shall be present on-site during any dewatering activities at construction sites to minimize impacts to special-status species (i.e., prevent stranding of special-status species). Individual fish collected during dewatering shall be identified and released in an uninterrupted waterway adjacent to the area of disturbance. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***	Applicant	County Planning Department	During construction	Ongoing during construction	Minimize impacts to special-status species	Applicant
4.4-30c Revised Draft EIR page 4.4-130	Chinook salmon and steelhead resources shall be protected from potential construction-related activities by adherence to a construction window, whereby construction activities would be precluded	Applicant	County Planning Department	Prior to construction	Once prior to construction and ongoing during	No harm to Chinook salmon or steelhead	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Addendum, September 2012, Ex. A	from October 15 through June 15. This window corresponds to the time when both adult and juvenile Chinook salmon and steelhead are expected to migrate through the area. Further measures to protect salmon resources include use of Best Management Practices (BMPs) to minimize and localize siltation and other water quality impacts and to provide for riparian restoration activities. Such BMPs may include the use of cofferdams and other structures during dewatering and construction activities. Water quality monitoring shall also be performed to ensure that state and federal water quality standards are met. ***As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.***				construction		
4.4-59 Revised Draft EIR page 4.4-60 **Addendum, September 2012, Ex. A**	**Implementation of the following measure would substantially lessen the severity of the Specific Plan contribution to the cumulative loss of open space, but not to a less than significant level. Therefore, the impact would remain significant and unavoidable, and the project's incremental contribution to this impact would itself be cumulatively considerable (i.e. significant).** Implement Mitigation Measure 4.4-1 as well as Mitigation Measures 4.4-2, **4.4-3,** 4.4-4, **4.4-5,** 4.4-6, ***4.4-9,*** 4.4-10a, 4.4-11**a**, 4.4-12b, 4.4-15, **4.4-16,** 4.4-17, 4.4-18, 4.4-23, 4.4-24, 4.4-25, 4.4-26, **and 4.4-27**. Mitigation Measure 4.4-1 would reduce the magnitude of the Specific Plan contribution to the cumulative loss of biological habitat by requiring the off-site preservation of open space **at a ratio of**	Applicant	County Planning Department, Sutter County Sacramento County, City of Roseville	Prior to construction	Once prior to construction and ongoing during construction	No harm to protected resources and "no net loss" of resources to be protected under Mitigation Measure 4.4-1.	

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	1:1.35, most of which is likely to provide a mosaic of habitats similar to the Specific Plan area. The other measures identified above would further protect special-status plant and wildlife from harm by requiring appropriate habitat and/or nesting surveys, avoidance of habitat and/or nests, and compensation for loss of habitat. While individual members of special-status species would be protected from harm, and required off-site open space would not be developed, there would still be a net loss in land available for plant and wildlife habitat as a result of the Specific Plan. Therefore, this mitigation would reduce, but would not fully offset, the project's incremental contribution to the significant cumulative loss of biological habitat.						
4.5 GEOLOGY AND SOILS							
4.5-4a Revised Draft EIR page 4.5-14	New development within the Specific Plan area shall prepare and submit to the Department of Public Works a preliminary grading and erosion control (winterization)/ground instability plan prepared by a California Registered Civil Engineer. Erosion and ground instability mitigation measures shall include conformance to the Uniform Building Code and Placer County grading ordinances. The preliminary grading plan shall include methods to control soil erosion and ground instability.	Applicant	County Public Works Department	Prior to improvement plan approval	During Improvement Plan process and during construction	Soil erosion and ground instability avoided	Applicant
4.5-4b Revised Draft EIR page 4.5-14	A Notice of Intent (NOI) and supporting documents shall be submitted to the State Water Resources Control Board (SWRCB). A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for inclusion with the construction plans and for regulation of construction activities. The SWPPP	Applicant	State Regional Water Quality Control Board	Prior to improvement plan approval	During Improvement Plan process and during construction	Approved SWPPP	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	shall include Best Management Practices (BMPs) which address source reduction and sediment capture and retention. BMPs shall be developed in accordance with the California Stormwater Quality Association *Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment* (or other similar source). Uncemented silty soils are prone to erosion. According to requirements, as set forth in Section 402 (p) of the Clean Water Act as amended in 1987, and as administered by the SWRCB, erosion control measures (appropriate Best Management Practices) shall be implemented during construction which conform to the National Pollutant Discharge Elimination System, Storm Drain Standards, and local standards, consistent with Best Management Practices contained in the California Stormwater Quality Association *Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment* (or other similar source).						
4.5-5a Revised Draft EIR page 4.5-17	Restore ground surface and topography.	City of Roseville	City of Roseville	During construction	Ongoing during construction	Soil erosion and ground instability avoided	Applicant and/or fees for service
4.5-5b Revised Draft EIR page 4.5-17	Require soil stockpiling and disposal standards.	City of Roseville	City of Roseville	Prior to construction	Once prior to construction	Significant water quality/air quality effects avoided	Applicant and/or fees for service

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.5-5c Revised Draft EIR page 4.5-17	Require erosion and sedimentation control plan.	City of Roseville	City of Roseville	Prior to construction	Once prior to construction	Significant water quality effects avoided	Applicant and/or fees for service
4.5-5d Revised Draft EIR page 4.5-17	Implement recommendations of geotechnical report.	City of Roseville	City of Roseville	During construction	Ongoing during construction	Geotechnical related effects avoided	Applicant and/or fees for service
4.5-5e Revised Draft EIR page 4.5-18	For the SRWTP, consult Division of Oil and Gas records prior to excavation, for excavation depths greater than five feet below the surface.	SRCSD	SRCSD	Prior to construction	Once prior to construction	Hazards from abandoned gas wells avoided	Applicant and/or fees for service
4.6 ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES							
4.6-1 Revised Draft EIR page 4.6-74 and Supplement to the Final EIR Appendix FEIR-F page 3	Prior to any ground-disturbing activity within five hundred feet of historical resources and unique archaeological resources, archaeological surface inspections shall be completed to determine if each respective site still exists and, if so, archaeological test excavations shall be conducted to the extent necessary to determine if further mitigation is necessary. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to participate in such surface inspections and to monitor any excavations determined to be necessary based on the surface inspections. If determined to be necessary, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the archaeological resources, shall be prepared by a qualified professional archaeologist and adopted	Applicant in consultation with United Auburn Indian Community (UAIC) representatives. Consultation is to include opportunity for UAIC to participate in archaeological surface inspection, monitoring of test	County Planning Department	Prior to improvement plan and/or building permit approval	Once upon completion of studies	Cultural and historic resources protected and/or recorded	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	by the County prior to any excavation. Prior to adopting any such plan that addresses disturbance to any Native American cultural place or places, the County shall seek comments on a draft of the plan from a representative of the United Auburn Indian Community of the Auburn Rancheria. The data recovery plan shall be deposited with the California Historical Resources Regional Information Center. To the extent that the plan includes information pertaining to Native American cultural places, such information shall remain confidential and not be released to the general public.	excavations, and review of any required additional mitigation.					
4.6-2a Revised Draft EIR page 4.6-75 and Supplement to the Final EIR Appendix FEIR-F page 3	In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until a representative of the United Auburn Indian Community of the Auburn Rancheria has been notified and compliance with the provisions of Section 15064.5 (e)(1) and (2) of the CEQA Guidelines has occurred.	Applicant. Applicant shall contact UAIC representatives and shall consult with UAIC during compliance process.	County Planning Department	During construction	On going	Compliance with Section 15064.5 (e)(1) and (2) of the CEQA Guidelines	Applicant
4.6-2b Revised Draft EIR page 4.6-75 and Supplement to the Final EIR Appendix FEIR-F	If any artifacts or other indications of cultural resources 45 years old or older are found once ground-disturbing activities are underway, the find shall be immediately evaluated by a qualified archaeologist, and a representative of the United Auburn Indian Community of the Auburn Rancheria shall be immediately notified. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of	Applicant. Applicant shall contact UAIC representatives and shall consult with UAIC during compliance process.	County Planning Department	During construction	On going	Protected resources and identified and preserved and/or recorded	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
page 3	avoidance measures or appropriate mitigation shall be made available, as provided in Section 15064.5 of the CEQA Guidelines. Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place.						
4.6-2d Revised Draft EIR page 4.6-75	Orange construction fencing shall be placed around the California Register-eligible sites located in open space, if construction, including trail and fire break building, is conducted within one hundred feet of the archaeological resource. Placement of the fencing must be done in consultation with an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric archaeology.	Applicant	County Planning Department	During Construction	On going	Known sites are protected	Applicant
4.6-2e Revised Draft EIR page 4.6-76 and Supplement to the Final EIR Appendix FEIR-F page 4	An archaeologist and (if available) a representative of the United Auburn Indian Community of the Auburn Rancheria shall participate in the preconstruction meeting(s) to inform the participants of the sensitivity and location of any California Register-eligible sites in the vicinity of grading or construction.	Applicant. Applicant shall inform UAIC of meetings and afford them the opportunity to participate.	County Planning Department.	Prior to start of construction	Each time a new increment of development activity begins	Informed personnel on-site	Applicant
4.6-2f Revised Draft EIR page 4.6-76	Any California Register-eligible site located in the open space that will be within one hundred feet or closer to public access (e.g., road, trail or firebreak), public facility or private residence shall be enclosed with permanent fencing designed to help prevent trespass. Each enclosure shall be constructed with a locked gate. A sign at each enclosure shall explain site values, interpret site history (or prehistory), identify prohibited uses and warn of 82 penalties for	Applicant	County Planning Department	Prior to approval of any plans for construction within 100 feet of a protected site	Once prior to and once following construction	Fencing properly installed	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	violations.						
4.6-2g Revised Draft EIR page 4.6-76	To help insure the long-term preservation of those California Register-eligible archaeological resources located in the open space, the CC&Rs shall include a clause that prohibits the collecting, digging or removal of any stone, artifact or other prehistoric or historic object from the open space.	Applicant	County Planning Department	CC&R approval by County	Once at CC&R approval	Clause included in CC&Rs	Applicant
4.6-2h Revised Draft EIR page 4.6-76	If human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.	Applicant	County Planning Department	During Construction	Ongoing	Compliance with Health and Safety Code Section 7050.5	Applicant
4.6-3a Revised Draft EIR page 4.6-76	Should paleontological resources be identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows: 1. Identify and evaluate paleontologic resource by intense field survey where impacts are considered high; 2. Assess effects on identified sites; 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to	Applicant	County Planning Department	During Construction	Ongoing	Evaluation completed and recommend-dations followed if determined to be feasible	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	be impacted; 4. Obtain comments from the researchers; 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible pursuant to Mitigation Measure 4.6-3b.						
4.6-5 Revised Draft EIR page 4.6-78 and Supplement to the Final EIR Appendix FEIR-F page 4	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an on-the-ground inspection shall be conducted of the areas outside existing public rights-of-way by a qualified archaeologist and/or architectural historian, as appropriate. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to participate in such inspections, which will, at a minimum, include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California Register of Historical Resources and qualification as a "unique archaeological resource," and a technical report that follows California Office of Historic Preservation guidelines for contents and format. In the event that the report addresses impacts to any Native American cultural place or places, a representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to review a draft of the report and to offer comments and suggestions regarding how to mitigate impacts to any such Native American cultural places. The report shall contain any feasible mitigation measures to be implemented by the applicant. In some cases, an	Applicant in consultation with United Auburn Indian Community (UAIC) representatives. Consultation is to include opportunity for UAIC to participate in archaeological surface inspection, monitoring of test excavations, and review of any required additional mitigation.	County Planning Department	Prior to start of construction	Once prior to construction	Protection and/or recordation of cultural and/or historic resources	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	updated records search by the appropriate information center of the California Historical Resources Information System may be necessary if the proposed routes change or if there is more than a year delay between the present study (2005) and said field inspection(s). To the extent that the report includes information pertaining to Native American cultural places, such information shall remain confidential and not be released to the general public.						
4.6-6 Revised Draft EIR page 4.6-78	Placer County shall coordinate with Roseville Public Cemetery District to facilitate the reinterrment of any burials affected by the Watt Avenue road widening prior to any physical disturbance of Cemetery frontage. Project applicants shall fully compensate the Cemetery and County for any costs incurred during the grave site testing and reinterrment process.	County	County	Prior to construction	Ongoing	Successful testing and reinterrment	Applicant
4.6-10 Revised Draft EIR page 4.6-80	If the Off-Site Gravity Sewer Alternative "A" is selected, then disturbance of the California Register-eligible segment of CA-PLA-946-H, the Sacramento Northern Railroad grade, shall be avoided by using jack and bore construction techniques under the railroad grade for placement of the sewer line.	Applicant	County Facility Services	During construction	Ongoing	Avoidance of impacts to resource	Applicant
4.6-13a Revised Draft EIR page 4.6-82	Halt work if cultural resources are discovered. If concentrations of prehistoric or historic period cultural materials are encountered, all work in the vicinity of the find(s) should halt until a qualified archaeologist is retained, evaluates the material, and makes recommendations for further action.	Applicant	City of Roseville	During construction	Ongoing	Protection and/or recordation of cultural and/or historical resources	Applicant and/or fees for service
4.6-13b Revised Draft EIR	Halt work if human remains are encountered. If human remains are encountered, all work should stop in the vicinity of the bone and the County Coroner	Applicant	City of Roseville	During construction	Ongoing	Compliance with Section 15064.5 (e)(1)	Applicant and/or fees for service

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
page 4.6-82	should be notified immediately. The procedures outlined in the CEQA Guidelines Section 15064.5(e) should be followed, if human burials are judged to be Native American origin.					and (2) of the CEQA Guidelines	
4.6-13c Revised Draft EIR page 4.6-83	Should any cultural resources, such as structural features, unusual amounts of bone, shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment (DERA) shall be immediately notified. At that time, DERA shall coordinate any necessary investigation of the find with appropriate specialists as needed. The SRCSD shall be required to implement any mitigation deemed necessary by DERA for the protection of cultural resources. In the event of discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 5097.97 of the California Public Resources Code and Section 70950.5 of the California Health and Safety Code. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	Applicant	SRCSD and DERA	During construction	Ongoing	Compliance with Health and Safety Code Section 7050.5	Applicant and/or fees for service
4.6-14 Revised Draft EIR page 4.6-82	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an updated records search through the California Historical Resources Information System shall be performed and on-the-ground inspection will be conducted by a qualified archaeologist and/or architectural historian, as appropriate. Such inspections will at a minimum	Applicant	County Planning Department	Prior to construction	Once prior to construction	Inspection and/or recordation of cultural and/or historic resources; implementatio n of any	Applicant

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	include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California Register of Historical Resources and qualification as a "unique archaeological resource," and a technical report that follows California Office of Historic Preservation guidelines for contents and format. The report shall contain any feasible mitigation measures to be implemented by the applicant.					feasible mitigation measures identified in report	
4.7 TRANSPORTATION AND CIRCULATION							
4.7-1 Revised Draft EIR page 4.7-35	Prepare and implement construction traffic management plans for on-site and off-site construction activities for all development projects, including coordination with appropriate agencies, and implement a community relations program during construction period. The purpose of the construction traffic management plan is to minimize adverse Level of Service or neighborhood traffic impacts during the various phases of construction.	Applicant	County Public Works Department	Prior to Improvement Plan approval	Prior to Improvement Plan approval and ongoing	Completed plans and minimization of adverse traffic impacts.	Applicant
4.7-10a Revised Draft EIR page 4.7-57	A Community Service Area (CSA) shall be established to fund the cost of transit services listed in this section, and any related capital costs for buses, passenger amenities, and facilities.	Applicant and County	County Public Works Department	Prior to approval of the first Development Phase	Once following establishment of CSA	CSA in place	Applicant
4.7-10b Revised Draft EIR page 4.7-57	Bus shelters shall be placed along major roadways at one-half-mile intervals serving Medium-Density, High-Density, Commercial and Office land use designations.	Applicant	County Public Works Department	Prior to establishment of transit service	Once following installation	Shelters in place	Applicant
4.7-21 Revised	Placer County shall coordinate with the City of Roseville, Sacramento County, Sutter County and	County Public Works	County Public Works	Prior to improvement	Ongoing	Maximization of future	Applicant/ Fees

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Draft EIR page 4.7-99	Caltrans to ensure that roadway improvements implemented in whole or in part as mitigation for the proposed project are designed to minimize impacts on existing and future roadways and intersections.	Department	Department	plan approval		roadway intersection impacts	
4.7-22 Revised Draft EIR page 4.7-101	Implement the following or similar Mitigation Measures: • 4.3.2-2a and b, which require site-specific drainage studies and measures to ensure that project flows can be accommodated by storm drainage infrastructure; • 4.3.2-3e, which requires that new development demonstrate that there will be no increase in the water surface elevation of the 100-year flood plain; • 4.4-15, -16, -17, -18, -20, -21, -22, -23, -24, -25, and -26, which require surveys for special status species and their habitat, habitat avoidance and compensation where needed, and protection of nesting raptors; • 4.6-2a-h, requiring archaeological surveys and appropriate treatment of cultural resources encountered during construction; • 4.9-3, which limits the hours during which noisy equipment can be used and requires effective mufflers; • 4.9-4, which requires site-specific acoustical analyses during roadway design and noise attenuation features as needed; and	Applicant	County Public Works Department, Planning Department, County Environmental Health Department	Prior to Improvement Plan approval	During Improvement Plan process and during construction	Compliance with all performance standards contained within the identified mitigation measures	Applicant/ Fees

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	• 4.12-21a-f, which require Phase 1 Site Assessments to identify potential contamination, and specify how to handle potential hazards to minimize the risk of exposure.						
4.8 AIR QUALITY							
4.8-1a Revised Draft EIR page 4.8-31	Construction contractors shall be required to submit a construction emission/dust control plan for approval by the PCAPCD prior to any ground disturbance. At a minimum, this plan shall include the following measures: • Water exposed earth surfaces as necessary to eliminate visible dust emissions (at least one water truck will be available for every three pieces of earthmoving equipment); • Suspend grading operations when wind is sufficient to generate visible dust clouds; • Pave, use gravel cover or spray a dust control agent on all haul roads; • Wash down all earthmoving construction equipment daily, and wash down all haul trucks leaving the site; • Cover all trucks delivering or exporting soil, sand, and other loose materials to ensure that all trucks hauling such materials maintain at least two feet of freeboard; • Institute measures to reduce wind erosion when site preparation is completed;	Applicant	County Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	• Install sandbags or other erosion control measures to prevent silt runoff onto public roadways; • Provide graveled, paved or grass-covered areas for construction employee vehicle parking; and • The site contractor shall retain a CARB certified individual to routinely perform Visible Emissions Evaluations (VEE) to ensure compliance with Rule 228, Fugitive Dust. Fugitive dust shall not exceed 40% opacity and shall not go beyond property boundaries at any time. The designee's duties shall include holiday and weekend periods when work may not be in progress. Immediately following any mass grading phase, the following dust control measures shall be implemented: • Apply soil stabilizers or commence reestablishing ground cover to construction areas within 96 hours of completing grading activities; Develop and implement a wind erosion monitoring program for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls.						
4.8-1b Revised	Contractors shall be required to reduce NOx and ROG emissions by complying with the construction	Applicant	County Planning	Beginning of construction	Ongoing throughout	Reduction in NOx and	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Draft EIR page 4.8-32	vehicle air pollutant control strategies developed by the PCAPCD. Contractors shall include in the construction contracts the following requirements or measures shown to be equally effective: • Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Generally, vehicle idling should be kept below 10 minutes. • Contractor's construction equipment shall be properly maintained and in good working condition. • The site contractor shall retain a CARB certified individual to routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with Rule 202, Visible Emissions. • The prime contractor shall ensure that emissions from all off-road diesel powered equipment used in the Specific Plan area do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed the 40% opacity shall be repaired immediately, and the County of Placer and the PCAPCD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual results shall be submitted to the County of Placer and the PCAPCD throughout the duration of construction in the Specific Plan area, except		Department and PCAPCD		construction phase	ROG emissions	

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	that a monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The PCAPCD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other PCAPCD or state rules or regulations. • The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 hours or more for the construction project. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emissions Evaluations of all heavy-duty equipment on the inventory list.						
4.8-1c Revised Draft EIR page 4.8-33	The project shall provide a plan, for approval by the Placer County Air Pollution Control District, demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used for any construction projects undertaken within the Specific Plan area over its planning lifetime, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-averaged 20% NOx reduction and 45% particulate reduction compared to the most recent annual CARB off-road construction fleet average for western Placer County. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative	Applicant	County Planning Department and PCAPCD	Prior to construction	Once prior to construction	A project-wide fleet-averaged 20% NOx reduction and 45% particulate reduction compared to the most recent annual CARB off-road	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. (See http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls)					construction fleet average for western Placer County	
4.8-1d Revised Draft EIR page 4.8-33	Construction contractors shall be required to use low-VOC architectural coatings and asphalt in compliance with District Rules and Regulations. Contractors shall also be required to fuel stationary construction equipment with low-sulfur fuels, and use existing power sources (e.g., power poles) or clean fuel generators in place of temporary diesel power generators whenever feasible.	Applicant	PCAPCD	During construction	Ongoing throughout construction phase	Compliance with PCAPCD Rules and Regulations	Applicant
4.8-1e Revised Draft EIR page 4.8-33	Construction contractors shall be required to provide management of construction traffic. Contractors shall include in the construction contracts the following requirements: • Contractors shall provide temporary traffic control during all phases of construction activities to improve traffic flow (i.e. flag person); • Contractors shall configure construction parking to minimize traffic interference; • Contractors shall endeavor to schedule construction activities that affect traffic flow to off-peak hours (e.g. between 7:00 p.m. and 6:00 a.m. and between 10:00 a.m. and 3:00 p.m.); • Contractors shall reroute construction traffic off	Applicant	PCAPCD	During construction	At time of issuance of construction contracts	Compliance with contract language	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	congested streets; and • Contractors shall provide dedicated turn lanes for movement of construction equipment on- and off-site.						
4.8-2a Final EIR Response to Comment 24O	Implement Mitigation Measures 4.8-1a-e where applicable, as determined in consultation with the appropriate air district	Applicant	PCAPCD	Prior to and during construction	Prior to construction	Ongoing	Applicant/ Contractor
4.8-2b Final EIR Response to Comment 24O	Where off-site improvements are located outside Placer County, implement construction emission measures consistent with the policies and regulations of the local air district	Applicant	Local Air District	Prior to and during construction	Prior to construction	Ongoing	Applicant/ Contractor
4.8-3a Revised Draft EIR page 4.8-35	The following guidelines shall be used by the County during review of future project-specific submittals for non-residential development within the Specific Plan area in order to reduce generation of air pollutants with intent that specified measures be required where feasible and appropriate: • Include in all new parking lots tree plantings designed to result in 50% shading of parking lot surface areas within 15 years. Incorporated by reference in this measure are the City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines dated June 17, 2003 (see EIR Appendix U). Also, see Specific Plan Policy 6.25; • Equip HVAC units with a PremAir or similar	Applicant	County Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant

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	catalyst system, if reasonably available and economically feasible at the time building permits are issued. Catalyst systems are considered feasible if the additional cost is less than 10% of the base HVAC unit cost; • Install two 110/208 volt power outlets for every two loading docks; • Promote passive solar building design and landscaping conducive to passive solar energy use (i.e., building orientation in a south to southwest direction where feasible, encouraging planting of deciduous trees on western sides of structures, landscaping with drought-resistant species, and including groundcovers rather than pavement to reduce heat reflection). Landscaping plans shall prohibit the use of liquidambar and eucalyptus trees that produce smog-forming compounds (high emission factors for isoprenes); and • Implement the following, or equivalent measures, as determined by the County in consultation with the APCD: ▪ Establish building guidelines that encourage the use of low-absorptive coatings on all building surfaces and Energy Star roofing products on all roofs, if reasonably available and economically feasible, at the time building permits are issued; ▪ Establish paving guidelines that require						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	businesses, if feasible, to pave all privately-owned parking areas with a substance with reflective attributes (albedo = 0.30 or better) similar to cement concrete. The use of a paving substance with reflective attributes similar to concrete is considered feasible under this measure if the additional cost is less than 10% of the cost of applying a standard asphalt product; and ▪ Power all off-road equipment used at office, industrial, and commercial uses by the lowest-emission technology reasonably available at the time building permits are issued.						
4.8-3b Revised Draft EIR page 4.8-36 and Supplement to the Final EIR Letter 59-6 **Addendum, September 2012, Ex. A**	The following measures shall be used singularly or in combination to accomplish an overall reduction of 10 to 20% in residential energy consumption relative to the requirements of State of California Title 24: • Use of air conditioning systems that are more efficient than Title 24 requirements; • Use of high-efficiency heating and other appliances, such as water heaters, including solar water heaters, cooking equipment, refrigerators, and furnaces; • Installation of photovoltaic rooftop energy systems; • Use of energy saving compact fluorescent light bulbs;	Applicant	County Planning Department and APCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	• Establishment of tree-planting guidelines that require residents to plant trees to shade buildings primarily on the west and south sides of the buildings. Use of deciduous tress (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines; and • Other new effective technologies and strategies that become available during project development.						
4.8-3c Revised Draft EIR page 4.8-37 and Supplement to the Final EIR Letter 59-11	Promote a reduction in residential emissions through implementation of the following measure: • Prohibit any wood-burning fireplaces, woodstoves, or similar wood-burning devices. Homes may be fitted with UL rated natural gas burning appliances if desired. This prohibition shall be included in any CC&Rs that are established. • Encourage the installation of conveniently located electrical outlets within the front, side, and rear yards of all residential structures, as appropriate, to support the use of electrical landscaping equipment.	Applicant	County Planning Department and APCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant
4.8-3d Revised Draft EIR page 4.8-37	For all projects, use the lowest-emitting architectural coatings during construction. When zero-VOC coatings are commercially available, they should be used. When only low-VOC coatings are available, they shall be used in lieu of higher-emitting formulations. Design review submittals shall include information concerning the coating products proposed	Applicant	County Planning and APCD	Prior to approval of building permits	Ongoing	Reduction in air pollutants	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	for use in the project.						
4.8-3e Revised Draft EIR page 4.8-37	Bicycle usage shall be promoted by requiring the following: • All non-residential projects shall provide bicycle lockers and/or racks; • All apartment complexes or condominiums without garages shall provide at least two Class I bicycle storage spaces per unit; • Require residential neighborhoods to be interconnected, with easy access to commercial and recreational land uses. All neighborhoods shall have access to the Class I bicycle trails without having to travel on an arterial street. All schools and public parks (except neighborhood tot lots) shall be connected with a Class I bicycle trail through the open space and greenbelts; • A pedestrian/bikeway (P/B) Master Plan shall be developed for the entire Specific Plan area. This master plan shall be consistent with the guidelines established in the Placer County Regional Bikeway Plan and in the Specific Plan; and As each residential phase is constructed, each subdivision shall install its share of the overall P/B network, and ensure that the layout of each residential phase does not interfere with completion of the overall P/B network. Residential areas adjacent to open space corridors shall provide reasonable access to the	Applicant	County Planning and APCD	Prior to approval of building permits	Ongoing	Reduction in air pollutants	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	Class I P/B trails located in the corridors. These Class I corridors shall provide linkages with the comprehensive network of other trails throughout the Specific Plan area. The P/B Master Plan shall provide linkages from all residential neighborhoods to all commercial areas. Non-vehicular access shall consist of a network of convenient linkages of Class I, II and III trails.						
4.8-3f Revised Draft EIR page 4.8-38	Transit usage and ride sharing shall be promoted by requiring participation in the development of a regional transit system at such time as a system is established and set-asides of land for park-and ride facilities. Fair share participation may consist of dedication of right-of-way, easements, capital improvements, and/or other methods of participation deemed appropriate. In addition, future project design shall ensure that an adequate number of developers in the Specific Plan area provide reservations for future installations of bus turnouts and passenger benches and shelters, to be installed at such time as transit service is established and as demand and service routes warrant. The two transit centers shall be connected with the Class I bicycle trail. The Specific Plan shall provide for set-asides of land for two separate park-and-ride facilities. Construction of the park-and-ride facilities shall be phased over the buildout period of the project, with the first 50 spaces in place prior to issuance of the 3,000th residential building permit. Prior to issuance of the 6,000th residential building permit another 50 spaces shall be provided, followed by 50 more prior to the 9,000th residential building permit. Forty-three more spaces shall be provided prior to issuance of the	Applicant	County Public Works Department	When regional transit system is established	Ongoing	Required improvements constructed and all required actions taken	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	12,000 residential building permit for a total of 193 spaces to be constructed (equal to 0.1% of the anticipated daily trip generation of the project). A public transit development fee shall be required for all development projects. The amount of this fee shall be based upon the traffic generation potential of each project. A dial-a-ride transportation system shall be established to reduce individual vehicle trips and establish data for the eventual formation of a transit system within the Specific Plan area. An Air Quality and Transportation System Management (TSM) Plan shall be prepared for the Specific Plan to implement all feasible means of reducing Specific Plan area emissions. This plan shall provide for eventual public transit and implementation of trip reduction strategies that coordinate with surrounding areas. A Transportation Management Association (TMA) shall be established that shall be funded by the developer and all businesses located within the Specific Plan area. The TSM plan shall be updated annually by TMA staff to demonstrate compliance with all air quality requirements, and to incorporate the latest state-of-the-art techniques and strategies to reduce emissions. Initially, the TMA shall provide each home and business with an information packet that will contain, at a minimum, the following information: • Commute options: to inform Specific Plan area occupants of the alternative travel amenities provided, including ridesharing and public transit availability/schedules;						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	• Maps showing Specific Plan area pedestrian, bicycle, and equestrian paths to community centers, shopping areas, employment areas, schools, parks, and recreation areas; • Instructions on how to use TMA services that will facilitate trip reduction opportunities; and Information regarding PCAPCD programs to reduce county-wide emissions.						
4.8-3g Revised Draft EIR page 4.8-39	All projects requiring issuance of residential and non-residential building permits shall participate in an off-site mitigation program coordinated through the PCAPCD to offset NOx and ROG emissions not mitigated through on-site measures. The PCAPCD, on behalf of Placer County, will determine air quality mitigation fees using calculation methodology established in practice and routinely applied to other, similar, contemporaneous land use development projects. The off-site mitigation program, coordinated through the PCAPCD, is designed to offset the project's long-term ozone precursor emissions. Monetary incentives shall be provided to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The off-site mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.	Applicant	PCAPCD	At time of issuance of building permits	Ongoing	Participation in PCAPCD off-site mitigation program	Applicant
4.8-3h	School districts shall be encouraged to incorporate	School Districts	School	At time of	Ongoing	Measurable	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Revised Draft EIR page 4.8-40	the following measures into the design, construction, and operation of elementary, middle and high school buildings and facilities: • Install bicycle lockers and racks at all appropriate locations; • Post signage prohibiting the idling of diesel vehicles for longer than five minutes; • Construct at least one bus stop at a convenient location to be used for either fixed route service within the Specific Plan area or commuter service; • Provide a community notice board and information kiosk with information about community events, ride-sharing, and commute alternatives; • Provide preferential parking for carpools and hybrid vehicles (vehicles with self-charging electric engines); and Incorporate solar water heating systems and HVAC PremAir or similar catalyst systems in building design.		Districts and APCD	school design construction and operation		reduction in air pollutants	
4.8-3i Revised Draft EIR page 4.8-39	The following measures shall be incorporated into the design, construction, and operation of public park areas: • The pedestrian/bikeway (P/B) master plan shall provide at least one Class I linkage to all school sites;	Applicant	County Facility Services	Prior to improvement plan approval	Once prior to improvement plan approval	Facilities constructed and information board provided	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	• Additional Class I and II linkages shall be provided so as to provide convenient access to/from the park sites; • Install bicycle lockers and racks at all appropriate locations; Provide a community notice board and information kiosk with information about community events, ride-sharing, and commute alternatives.						
4.8-3j Revised Draft EIR page 4.8-40	Prohibit open burning throughout the Specific Plan area. Include this prohibition in any project CC&Rs that are established.	Applicant	County Planning Department	Prior to County approval of CC&Rs	Once prior to CC&R approval	Inclusion of language in CC&Rs	Applicant
4.8-3k Revised Draft EIR page 4.8-40	The County may substitute different air pollution control measures for individual projects, that are equally effective or superior to those proposed herein, as new technology and/or other feasible measures become available in the course of buildout of the Specific Plan area.	County	County	Prior to building permit approval	Ongoing	Comparable or greater reduction in air pollutants	Applicant
4.8-6a Revised Draft EIR page 4.8-44	The operators shall obtain an Authority to Construct/NSR permit and a Permit to Operate from the air district with jurisdiction prior to addition and operation of new facilities.	City of Roseville and SRCSD	City of Roseville and SRCSD	Prior to construction	Once prior to construction	Compliance with APCD rules and regulations	Applicant and/or fees for service
4.8-6b Revised Draft EIR page 4.8-44	Potential odor effects shall be mitigated by installing or maintaining existing odor control systems, including odor scrubbers or chemical addition, for all screening facilities and grit/primary sedimentation facilities.	City of Roseville and SRCSD	City of Roseville and SRCSD	Prior to construction	Once prior to construction	Compliance with APCD rules and regulations	Applicant and/or fees for service
4.8-6c Revised	The County shall ensure that notice is provided in the recorded Covenants, Codes and Restrictions of all	Applicant	County Planning	Prior to County approval of	Once prior to CC&R approval	Inclusion of language in	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Draft EIR page 4.8-44	lots created within 500 feet of the proposed lift stations that there is the potential for odors to result from lift station operations and maintenance.		Department	CC&Rs		CC&Rs	
4.9 NOISE							
4.9-3a Revised Draft EIR page 4.9-17 and Second Partially Recirculated Revised Draft EIR page 6.3-12	The hours of operation of noise-producing equipment shall comply with Placer County's "Standard Construction Noise Condition of Approval." Effective mufflers shall be fitted to gas- and diesel-powered equipment to reduce noise levels as much as possible.	Applicant	County Public Works Department and Planning Department	During construction	Ongoing during construction	Compliance with adopted noise standards	Applicant
4.9-3b Second Partially Recirculated Revised Draft EIR page 6.3-13	As part of the project plans and specifications, the construction contractor shall prepare and implement a blasting plan. Primary components of the plan shall consist of the following applicable items: • Identification of blast officer. • Limits on blasting activities. Blasting activities will be limited to Monday through Friday. • Scaled drawings of blast locations, and neighboring buildings, streets, or other locations that could be inhabited. • Blasting notification procedures, lead times, and list of those notified Public notification to potential affected vibration receptors describing	Applicant	County Public Works Department and Planning Department	Prior to improvement plan approval	Ongoing during construction	Compliance with adopted noise standards	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	the expected extent and duration of the blasting. • Description of means for transportation and on-site storage and security of explosives in accordance with local, State, and federal regulations. • Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation). • Traffic control standards and traffic safety measures (if applicable). • Requirement for provision and use of personal protective equipment. • Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger. • Procedures for handing, setting, wiring, and firing explosives. Also, the plan should include procedures for handling misfires per Federal code. • Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc. • Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure.						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	• Description of blast vibration and air blast monitoring program. • Dust control measures in compliance with applicable air pollution control regulation (to interface with general construction dust control plan). • Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury. • Material Safety Data Sheets for each explosive or other hazardous materials to be used. • Evidence of licensing, experience, and qualification of blasters. • Description of insurance for the blasting work. The blasting plan shall also include the following applicable noise reducing measures: • The blasting plan shall establish vibration limits in order to protect structures form blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey will be conducted at any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest commercial or residential structure, prior to blasting. • The blasting plan shall include visual inspection						

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	of the structures that could be affected, documentation of structures by photographs, video, and a level survey of the ground floor of structures or the crown of major and critical utility lines. This document shall be reviewed with the individual owners prior to any blasting operations. PCWA and affected property owners shall be notified at least 48 hours prior to the visual inspections. • 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 will immediately cease and the County immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. will be monitored and any evidence of instability due to blasting will result in immediate termination of blasting. The blaster will 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. • Air blast overpressure limits will be set and monitoring shall be conducted at the property line closest to the blast and at other above-ground structures identified in the blasting plan for vibration monitoring. Air blast overpressure						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	limits shall be in accordance with applicable laws and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site. • 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 will start with reduced charge weights and will increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the blasting plan. • Post-construction monitoring of structures shall be performed to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage will be documented by photograph, video, etc. This documentation shall be reviewed with the individual property owners. • 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, PCWA and affected property owners.						
4.10 POPULATION, EMPLOYMENT, AND HOUSING							
None							
4.11 PUBLIC SERVICES/INFRASTRUCTURE							
4.11.5-1a Revised	Contractors shall be required to provide on-site separation of construction debris to assure a minimum	Applicant	Western Placer Waste	Start of construction	Monthly	Adequate number of on-	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Draft EIR page 4.11-30	50% diversion of this material from the landfill, or all construction debris shall be hauled to the WMA MRF for recycling.		Management Authority			site bins for this purpose	
4.11.5-1b Revised Draft EIR page 4.11-31 and Supplement to the Final EIR Appendix FEIR-F page 2	Projects in the Specific Plan area shall contribute a fair share amount toward expansion of the MRF (including accommodation of a greenwaste program for the Specific Plan area) and landfill to the Western Placer Waste Management Authority. Payment of all applicable established fees in place at the time of issuance of a building permit shall constitute fair share pursuant to this mitigation measure. Expansions to be funded with the fair share payment may include facilities not located on the site of the landfill such as transfer stations serving the Specific Plan area.	Applicant	County Planning Department and Building Department	Prior to use of West Placer Waste Management Authority facilities.	Ongoing during buildout of Specific Plan area.	Fair share fees paid	Persons using West Placer Waste Management Authority facilities
4.11.5-1c Revised Draft EIR page 4.11-30	A source-separated greenwaste program shall be implemented within the Specific Plan area, subject to review and approval by the Western Placer Waste Management Authority.	Applicant	Western Placer Waste Management Authority	Prior to County issuance of any certificates of occupancy	Once prior to County issuance of certificates of occupancy	Program in place	Applicant
4.11.5-1d Revised Draft EIR page 4.11-30	The Specific Plan proponents shall present a plan for County approval that meets the requirements of Placer County Code Section 8.16.080. The plan shall ensure the development and continuous operation and maintenance of recycling centers within the Specific Plan area. Recycling centers shall accept all types of recyclable waste, shall be fenced and screened from view, and shall be located in commercial or industrial areas dispersed throughout the Specific Plan area. The first recycling center shall be established upon issuance of the 1500th residential building permit.	Applicant	County Planning Department, Western Placer Waste Management Authority	Prior to County issuance of any certificates of occupancy	Once prior to issuance of any certificates of occupancy; once prior to issuance of 1500th residential building permit; and ongoing	Compliance with the requirements of Placer County Code Section 8.16.080	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.11.6-3a Revised Draft EIR page 4.11-52	Design of on- and off-site sewer pipelines shall have watertight joints and be in accordance with design standards adopted by Placer County in order to minimize the potential for accidental discharge.	Applicant	County Public Works Department; Department of Facility Services	Prior to approval of improvement plans	During improvement plan process and during construction	Compliance with Placer County design standards and no degradation of water quality	Applicant
4.11.6-3b Revised Draft EIR page 4.11-52	Paved access shall be provided to all sewer system access points to allow for pipeline maintenance and repair.	Applicant	County Public Works Department; Department of Facility Services	Prior to improvement plan approval	During improvement plan process and during construction	Presence of paved access to County standards	Applicant
4.11.14-3 Revised Draft EIR page 4.11-184	The Specific Plan proponents shall submit a phased schedule for providing the above described general government facilities for approval by the County Executive Office. Funding for construction, operation and maintenance of these improvements shall be provided in accordance with Mitigation Measure 4.11.14-2.	Applicant	County Executive Office	Prior to approval of each Development Phase	Once prior to approval of the first Development Phase and ongoing with each subsequent Development Phase	Approved schedule and funding program	Applicant
4.12 HAZARDS							
4.12-12a Revised Draft EIR page 4.12-29	During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors.	Applicant	Placer Mosquito Abatement District	During construction	Ongoing	Lack of suitable habitat for breeding mosquitoes	Applicant
4.12-19a Revised Draft EIR	The design of the substation shall implement no cost and low cost EMF reduction measures on new and upgraded transmission, substation, and distribution	PG&E	PG&E and State PUC	Prior to construction	Once prior to construction	EMF reduction	PG&E

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
page 4.12-37	facilities. These measures shall reduce the magnetic field strength in the area by 15% or more at the fence line as compared to traditional installations.						
4.12-19b Revised Draft EIR page 4.12-37	PG&E proposes to prepare an EMF Field Management Plan that will specifically delineate the no-cost and low-cost EMF measures to be installed as part of the final engineering design for the substation. PG&E shall submit to the California Public Utilities Commission the EMF Field Management Plan for the project, prior to construction activity on the substation.	PG&E	PG&E and State PUC	Prior to construction	Once prior to construction	EMF reduction	
4.12-19c Revised Draft EIR page 4.12-37	The site shall be graded to direct drainage to a pond that meets Federal Guidelines (40 Code of federal Regulations, Part 112) for the facility so that, in the event a transformer becomes damaged and leaks oil, the oil would drain into the pond. The pond shall be designed to be impermeable and designed to contain 100% of the largest transformer oil volume plus 10% to contain rainwater and prevent discharge to surface water.	PG&E	PG&E and State PUC	During construction	Once following site grading	Compliance with federal regulations	PG&E
4.12-19d Revised Draft EIR page 4.12-37	Storage batteries shall be located inside a dedicated metal-enclosed compartment in the switchgear.	PG&E	PG&E and State PUC	During operation	Ongoing	Proper battery storage	PG&E
4.12-19e Revised Draft EIR page 4.12-37	Access to the site shall be restricted by fencing and warning signs posted to alert persons of the potential electrical hazards.	PG&E	PG&E and State PUC	Following construction	Once following fence installation	Access properly restricted	PG&E
4.12-19f Revised	The power lines shall be designed in accordance with California Public Utilities Commission General Order	PG&E	PG&E and State PUC	Prior to construction	Once prior to construction	Compliance with PUC	PG&E

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Draft EIR page 4.12-37	95 Guidelines for safe ground clearances that have been established to protect the public from electric shock.					regulations	
4.12-19g Revised Draft EIR page 4.12-37	The substation shall be fitted with an automated central alarm system that will immediately alert PG&E to any change in equipment condition.	PG&E	PG&E and State PUC	Following construction	Once following alarm installation	Alarm installed and functioning	PG&E
4.12-21f Revised Draft EIR page 4.12-39	Disposal of auto parts, debris, household waste and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to any construction within off-site utility corridors.	Applicant	County Environmental Health Services and County Department of Public Works	Prior to approval of improvement plans	Once prior to approval of improvement plans	Removal of all of the described materials	Applicant
4.13 GREENHOUSE GAS EMISSIONS AND GLOBAL CLIMATE CHANGE							
4.13-1a Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement Mitigation Measure 4.8-3, establishing guidelines for County review of future project-specific submittals for non-residential development within the Specific Plan area in order to reduce generation of air pollutants.	Applicant	County Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant
4.13-1b Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement Mitigation Measure 4.8-3b, requiring implementation measures to accomplish an overall reduction of 10 to 20% in residential energy consumption relative to the requirements of State of California Title 24.	Applicant	County Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant
4.13-1c	Implement Mitigation Measure 4.8-3c, promoting a	Applicant	County	Prior to	Ongoing	Reduction in	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Second Partially Recirculated Revised Draft EIR page 4.13-17	reduction of residential emissions.		Planning Department and PCAPCD	approval of building permits		air pollutants	
4.13-1d Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement Mitigation Measure 4.8-3e, requiring measures to promote bicycle usage.	Applicant	County Public Works Department	When regional transit system is established	Ongoing	Required improvements constructed and all required actions taken	Applicant
4.13-1e Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement Mitigation Measure 4.8-3f, requiring measures to promote transit usage and ride sharing.	Applicant	County Public Works Department	When regional transit system is established	Ongoing	Required improvements constructed and all required actions taken	Applicant
4.13-1h Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement Mitigation Measure 4.8-3h, encouraging school districts to incorporate energy saving measures into the design, construction, and operation of elementary, middle and high school buildings and facilities.	School Districts	School Districts and PCAPCD	At time of school design construction and operation	Ongoing	Measurable reduction in air pollutants	Applicant
4.13-1i Second Partially	Implement Mitigation Measure 4.8-3i, requiring measures to promote bicycle use, ride-sharing, and commute alternatives to be incorporated into the	Applicant	County Facility Services	Prior to improvement plan approval	Once prior to improvement plan approval	Facilities constructed and	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Recirculated Revised Draft EIR page 4.13-17	design, construction and operation of public park areas.					information board provided	
4.13-1j Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement Mitigation Measure 4.6-3j, prohibiting open burning throughout the Specific Plan Area and requiring this prohibition in any project CC&Rs that are established.	Applicant	County Planning Department	Prior to County approval of CC&Rs	Once prior to CC&R approval	Inclusion of language in CC&Rs	Applicant
4.13-1k Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement Mitigation Measure 4.7-2a-b; 4.7-5a-b, 4.7-6a-b; 4.7-12; and 4.7-13a-b, 4.7-15a-b, 4.7-16a-b, 4.7-17a-b, 4.7-19a-b, mitigating traffic .	Applicant	County Public Works Department	Prior to approval of improvement plans or issuance of building permits.	Ongoing	Roadway improvements installed.	Applicant
4.13-1l Second Partially Recirculated Revised Draft EIR page 4.13-17	Implement mitigation measures 4.11.5-1a -4.11.5-1d, requiring waste diversion and recycling.	Applicant	County Planning Department, Western Placer Waste Management Authority	Prior to County issuance of any certificates of occupancy	Once prior to issuance of any certificates of occupancy; once prior to issuance of 1500th residential building permit; and ongoing	Compliance with the requirements of Placer County Code Section 8.16.080	Applicant
4.13-1m Second Partially	Placer County and the project applicant shall work together to publish and distribute an Energy Resource Conservation Guide describing measures	Applicant	County Planning Department	Prior to issuance of residential	Once prior to issuance of building permits	Current Guide is available at the public	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Recirculated Revised Draft EIR page 4.13-18	individuals can take to increase energy efficiency and conservation. The applicant shall be responsible for funding the preparation of the Guide. The Energy Resource Conservation Guide shall be updated every 5 years and distributed at the public permit counter.			building permits	and once every five years thereafter	counter	
4.13-1n Second Partially Recirculated Revised Draft EIR page 4.13-18	The project applicants shall pay for an initial installment of Light Emitting Diode (LED) traffic lights in all Specific Plan area traffic lights.	Applicant	County Public Works Department	Prior to traffic light improvement plan approvals.	Once prior to each traffic light installation	Light Emitting Diodes installed.	Applicant
4.13-1o Second Partially Recirculated Revised Draft EIR page 4.13-18	The project applicants and Placer County shall jointly develop a tree planting informational packet to help project area residents understand their options for planting trees that can absorb carbon dioxide.	Applicant	County Planning Department	Prior to issuance of residential building permits	Once prior to issuance of building permits	Informational packet available to public.	Applicant
4.13-1p Second Partially Recirculated Revised Draft EIR page 4.13-18 **Addendum, September 2012, Ex. A**	Prioritized parking within commercial and retail areas shall be given to electric vehicles, hybrid vehicles, and alternative fuel vehicles.	Applicant	County Planning Department	Prior to issuance of **improvement plans** for commercial **projects**	Once prior to issuance of any certificates of occupancy	Parking is available and clearly identified.	Applicant
4.13-1q Supplement	The County shall monitor and support the efforts of the California Air Resources Board, the California	County Planning	County Board of Supervisors.	Prior to issuance of any	Ongoing	Maintenance of	County

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
to Final EIR Letter 59-8	Energy Commission, the California Public Utilities Commission, the California Power Authority, and any other State Agency charged with reducing California's contribution to global climate change to formulate mitigation strategies, if any, that may be implemented on a voluntary basis by local government. If and when any such strategies become available, the County shall condition site-specific approvals under the Placer Vineyards Specific Plan on the adoption of such measures if the County Board of Supervisors determines that such measures are feasible. As used in this Mitigation Measure, "feasible" means: 1) the mitigation strategy has been successfully demonstrated in the same or very similar application; 2) the mitigation strategy has been demonstrated in a similar development such that application of the mitigation strategy to the Placer Vineyards site specific development is appropriate; and 3) the mitigation strategy is cost effective in terms of the number of dollars that would be expended per metric ton of GHG emissions reduced.	Department		building permits.		contemporary mitigation strategies	