

## 2. EXECUTIVE SUMMARY

### 2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the proposed project (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4 through 16. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 18, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 2-1 contains the environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

### 2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The project site consists of two parcels, totaling approximately 35 acres, located at the northwest corner of Vineyard Road and Brady Lane in Placer County, California. The site is located to the west of the City of Roseville limits and is within the Dry Creek-West Placer Community Plan (DCWPCP) area. The southwestern-most three acres of the project site are “not a part of this subdivision” (NAPOTS) and would become a separate parcel created by a boundary line adjustment. The project site is identified by Assessor’s Parcel Numbers (APNs) 473-020-002 and -013.

The project site is currently undeveloped and includes an unnamed tributary that flows southward to Dry Creek. The existing tributary and majority of associated sensitive habitat would be retained with implementation of the proposed project. The site has current DCWPCP land use designations as follows: Low Density Residential (LDR 1-2 du/ac) on the eastern 24.1 acres; Greenbelt and Open Space (O) along the central-western 6.1 acres; and Rural Low Density Residential (RLDR 1-2.3 ac min) on the western 1.8 acres. The current zoning designations for the site include: Residential Single-Family, combining Agriculture, minimum Building Site of 20,000 square feet (RS-AG-B-20) (eastern 24.1 acres); Open Space (O) (central-western 6.1 acres); and 1.8 acres of Farm-Development Reserve (F-DR) (western portion of site). The three-acre NAPOTS area in the southwestern portion of the site is currently designated RLDR 1-2.3 ac minimum per the DCWPCP, and zoned F-DR.

The proposed project would include a Vesting Tentative Subdivision Map (see Figure 3-3 in Chapter 3) to subdivide the project site into 119 single-family residential lots. Approximately 27.2 acres would be developed with single-family homes and up to 12 Accessory Dwelling Units (ADUs) on the project site. The project has been designed in two residential villages (Northwest and Southeast); the Northwest Village would include a total of 80 lots and the Southeast Village would include 39 lots. Residential lots in the Southeast Village would generally be larger, with an average lot size of approximately 7,600 square feet (sf), ranging from 6,600 sf to 11,538 sf. Residential lots in the Northwest Village would be smaller, with an average lot size of approximately 5,600 sf, ranging from 5,000 sf to 8,604 sf. A total of 7.78 acres, or 22 percent of the project site, including the tributary and the majority of its associated riparian area, would be retained as open space. The open space corridor on the western portion of the site would include three linear parks and a meandering public pedestrian/bike path located along the riparian



corridor. Access to the site would be from a gated entryway off of Brady Lane. An Emergency Vehicle Access would be constructed in the southwest corner of the project site off of Vineyard Road. A sewer lift station would be constructed in this area also. Frontage improvements including widening along both Brady Lane and Vineyard Road, landscaping, and pedestrian walkways are proposed.

The proposed project would also include off-site improvements involving construction of a new sewer line within Vineyard Road, and widening of portions of Brady Lane and Vineyard Road. In addition, the proposed project would comply with Placer County's affordable housing requirements. While multiple options are available to meet the County's current affordable housing requirements, and a specific approach to meeting the affordable housing requirement has not been selected at this time for the proposed project, this EIR evaluates the potential for up to 12 ADUs to be constructed on-site, in addition to the proposed 119 single-family residential units. The construction of up to 12 ADUs, which may or may not be deed restricted as affordable, would result in a maximum of 131 units on-site.

The proposed project would require County approval of the following:

- General Plan/Community Plan Amendment (DCWPCP) from LDR 1-2 du/ac (24.1 acres), O (6.1 acres), and RLDR 1-2.3 ac min (1.8 acres) to MDR (25.5 acres) and O (6.5 acres). The existing DCWPCP land use designation for the NAPOTS area would not be altered;
- Rezone from RS-AG-B-20 (24.1 acres), O (6.1 acres), and F-DR (1.8 acres) to RS-B-4 (25.9 acres)<sup>1</sup> and O (6.5 acres). The existing zoning designation for the NAPOTS area would not be altered;
- Vesting Tentative Subdivision Map for the subdivision of a 35-acre site into a 119-lot residential single-family subdivision;
- CUP to allow the proposed on-site tot lot within the O zoning district;
- Variance to increase allowable building coverage on residential lots from the maximum 40 percent to 50 percent for one-story units;
- Minor Boundary Line Adjustment to create the NAPOTS parcel;
- Design Exception Request for private internal roadways (Administrative Approval);
- Annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services (Placer County Board of Supervisors Approval); and
- Annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service (Placer County Board of Supervisors Approval).
- Annexation into Placer County Service Area 28, Zone of Benefit 169 for the purposes of generating funds for the maintenance of public park and open space facilities in the Dry Creek area.

In addition, the project would require the following approvals/permits from other responsible and trustee agencies:

- Section 404 Nationwide Permit (or Letter of Permission) (USACE);
- Section 401 Water Quality Certification (RWQCB – Central Valley Region);

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<sup>1</sup> It is important to note that the applicant proposes to set the minimum lot size for the RS-B-4 zoned portion of the site at 5,000 square feet, and the County will include a Condition of Approval on the Vesting Tentative Subdivision Map requiring said minimum lot size.



- Authority to Construct and Permit to Operate the proposed sewer lift station backup generator (Placer County Air Pollution Control District); and
- Potential Section 1600 Lake or Streambed Alteration Agreement (CDFW).

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

## **2.3 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION**

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the following technical chapters: Aesthetics; Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Geology and Soils; Hydrology and Water Quality; Noise; and Transportation and Circulation. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the identified impacts in the technical chapters of the EIR is presented in Table 2-1. In Table 2-1, the proposed project impacts are identified for each technical chapter (Chapters 4 through 15) of the EIR. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

## **2.4 SUMMARY OF PROJECT ALTERNATIVES**

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

- No Project (No Build) Alternative;
- Buildout Pursuant to Existing Zoning Alternative; and
- Reduced Density Alternative.

For a more thorough discussion of project alternatives, please refer to Chapter 18, Alternatives Analysis.

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

The No Project (No Build) Alternative assumes that the proposed project site would remain in its current condition and would not be developed. As described in this EIR, the project site consists primarily of ruderal grasses and is absent of structures. The No Project (No Build) Alternative would not meet any of the project objectives.

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

The Buildout Pursuant to Existing Zoning Alternative would consist of buildout of the project site per the current Placer County zoning designations at the maximum allowable density. The current zoning designations for the site include: Residential Single-Family, combining Agriculture,



minimum Building Site of 20,000 square feet (RS-AG-B-20) (eastern 24.1 acres); Open Space (O) (central-western 6.1 acres); and 1.8 acres of Farm-Development Reserve (F-DR) (western portion of site).

Under the Buildout Pursuant to Existing Zoning Alternative, 8.60 acres of the project site would be retained as open space, an increase of 2.26 acres compared to the proposed project. A total of 23.44 acres would be developed with residential lots, streets, a sewer lift station, an emergency vehicle access (EVA), and landscaping improvements. In total, the Alternative would allow for development of 30 single-family homes. Off-site improvements required under the Buildout Pursuant to Existing Zoning Alternative, including widening portions of Brady Lane and Vineyard Road and sewer system improvements, would be essentially the same as the proposed project.

Because the Buildout Pursuant to Existing Zoning Alternative would include development of the project site with residential uses, consistent with the County's General Plan and DCWPCP, Objective #1 would be met. Most of the remaining project objectives would be partially met, as the Alternative would provide single-family residential lot sizes with the minimum lot size of 20,000 sf and would minimize encroachment into the 100-year floodplain and the sensitive environmental habitat associated with the Dry Creek tributary on the western portion of the site. However, because average lot sizes would be substantially increased relative to the proposed project, the Buildout Pursuant to Existing Zoning Alternative would result in a less efficient use of land and would require a greater amount of energy and water resources per capita. In addition, because the Alternative would only include 30 single-family units compared to the 119 units included in the proposed project, the Alternative would not provide a sufficient number of residential units to support necessary improvements to local and regional public service facilities (e.g., sewer lift station). Thus, Objective #11 would not be met.

### **Reduced Density Alternative**

Under the Reduced Density Alternative, 10.88 acres of the project site would be retained as open space, an increase of 4.54 acres compared to the proposed project. A total of 21.16 acres would be developed with residential lots, streets, a sewer lift station, an EVA, and landscaping improvements. In total, the Alternative would allow for development of 83 single-family homes. At a density of 2.37 units/acre, the Alternative would involve a slightly reduced lot density compared to the 3.4 units/acre included in the proposed project. Off-site improvements required under the Reduced Density Alternative, including widening portions of Brady Lane and Vineyard Road and sewer system improvements, would be essentially the same as the proposed project.

Because the Reduced Density Alternative would include development of the project site with residential uses, consistent with the type of development anticipated in the County's General Plan and the DCWPCP, Objective #1 would be met. Most of the remaining project objectives would be partially met, as the Alternative would provide for a range of single-family residential lot sizes and would minimize encroachment into the 100-year floodplain and the sensitive environmental habitat associated with the Dry Creek tributary on the western portion of the site. However, because the Alternative would only include 83 single-family units compared to the 119 units included in the proposed project, the Alternative would not provide a sufficient number of residential units to support necessary improvements to local and regional public service facilities. Thus, Objective #11 would not be met.



### **Environmentally Superior Alternative**

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, “If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.” The No Project (No Build) Alternative would be considered the environmentally superior alternative, because the project site is assumed to remain in its current condition under the alternative. Consequently, the impacts resulting from the proposed project would not occur under the Alternative.

As discussed throughout the Alternatives Analysis chapter, both the Buildout Pursuant to Existing Zoning Alternative and the Reduced Density Alternative would result in fewer impacts than the proposed project related to seven of the eight issue areas for which project impacts were identified. However, the Buildout Pursuant to Existing Zoning Alternative would result in substantially fewer vehicle trips during operations. In addition, operational ROG emissions would be substantially reduced. Thus, impacts related to Air Quality and Greenhouse Gas Emissions and Transportation and Circulation would be fewer under the Buildout Pursuant to Existing Zoning Alternative compared to the Reduced Density Alternative. It should be noted that despite the above, the Reduced Density Alternative would include a smaller overall disturbance area and a greater number of residential units; thus, the Reduced Density Alternative would be more economically feasible than the Buildout Pursuant to Existing Zoning Alternative.

The development of the Buildout Pursuant to Existing Zoning Alternative would partially satisfy the project objectives and would result in similar or reduced impacts compared to the proposed project in eight resource areas. Because fewer vehicle trips would be generated by the Buildout Pursuant to Existing Zoning Alternative, the intensity of traffic-related impacts, including impacts to study intersections, would be reduced compared to the proposed project. However, the Alternative would add traffic to study intersections for which improvements have not been identified in the County’s Capital Improvement Program (CIP), or which are located outside of the County’s jurisdiction. In order to determine whether the additional traffic occurring as a result of the Alternative would exceed the applicable significance thresholds for impacted intersections, a detailed traffic impact study would be required. While a conclusive determination cannot be reached without a quantitative analysis, the impacts to study intersections under Existing Plus Project and Cumulative Plus Project conditions would be anticipated to remain significant and unavoidable.

While the Buildout Pursuant to Existing Zoning Alternative would result in fewer impacts than the Reduced Density Alternative, the Buildout Pursuant to Existing Zoning Alternative technically qualifies as a ‘no project’ alternative and cannot be considered the environmentally superior alternative. Therefore, the Reduced Density Alternative would be considered the environmentally superior alternative to the proposed project.

## **2.5 AREAS OF KNOWN CONTROVERSY**

Areas of controversy that were identified in NOP comment letters, and are otherwise known for the project area, include the following:

- Maintaining the rural aesthetic of the area;
- Increases in light and glare within surrounding residential areas;
- Increases in air quality emissions and impacts to climate change;



- Biological impacts associated with wildlife and plant habitats;
- Increased stormwater runoff causing soil erosion, flooding, or pollution;
- Increased residential density being proposed;
- Conversion of agricultural land;
- Noise increases;
- Ability of fire, police, school, and park resources to accommodate the proposed project;
- Traffic increases along existing surrounding roadways;
- Pedestrian safety;
- Water supply and distribution systems;
- Wastewater facility impacts; and
- Increased utility service demand.



**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>4. Aesthetics</b>			
<p><b>4-1</b> In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.</p>	LS	None required.	N/A
<p><b>4-2</b> Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	S	<p><b>4-2</b> Prior to Improvement Plan approval, the project applicant shall submit a lighting plan for the project to the Placer County Design Review Committee (DRC) for review and approval, demonstrating that proposed lighting is Dark-Sky compliant as specified by the International Dark-Sky Association. The lighting plan shall include, but not necessarily be limited to, the following provisions:</p> <ul style="list-style-type: none"> <li>• Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;</li> <li>• Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;</li> </ul>	LS

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		<ul style="list-style-type: none"> <li>For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash;</li> <li>Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage to prevent light and glare from adversely affecting motorists on nearby roadways.</li> </ul>	
<b>4-3</b> Long-term changes in visual character associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP.	LCC	None required.	N/A
<b>4-4</b> Creation of new sources of light or glare associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP.	LS	None required.	N/A
<b>5. Air Quality and Greenhouse Gas Emissions</b>			
<b>5-1</b> Conflict with or obstruct implementation of the applicable air quality plan during project construction.	S	5-1(a) Prior to approval of any Improvement Plans, the project applicant shall submit to the Placer County Air Pollution Control District (PCAPCD) a comprehensive equipment inventory (e.g., make,	LS

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

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		<p><i>Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</i></p> <p><i>Idling shall be limited to five minutes or less for all on-road related and/or delivery trucks in accordance with CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation. Clear Signage regarding idling restrictions should be placed at the entrances to the construction site.</i></p> <p><i>5-1(b) The project applicant must comply with one of the following options:</i></p> <ol style="list-style-type: none"> <li><i>1. If any portion of on-site and off-site construction is to occur simultaneously, prior to approval of any Improvement Plans, the project applicant shall show on the Improvement Plan via notation that the contractor shall ensure that all off-road diesel-powered equipment over 25 horsepower to be used in off-site construction activity related to the Vineyard Road and Brady Lane road widening and sewer pipeline improvements (including owned, leased, and subcontractor equipment) shall meet California Air Resources Board (CARB) Tier 4 emissions standards or cleaner. The plans shall be</i></li> </ol>	

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		<p><i>submitted for review and approval to the Placer County Community Development Resource Agency.</i></p> <p>2. <i>If any portion of on-site and off-site construction is to occur simultaneously, prior to approval of any Improvement Plans, the project applicant shall show on the Improvement Plans via notation that the contractor shall ensure that all off-road diesel-powered equipment over 25 horsepower to be used in on-site construction activity (including owned, leased, and subcontractor equipment) shall meet California Air Resources Board (CARB) Tier 4 emissions standards or cleaner. The plans shall be submitted for review and approval to the Placer County Community Development Resource Agency.</i></p>	
<p><b>5-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation.</b></p>	<p>S</p>	<p>5-2 <i>Wood-burning fireplaces, woodstoves, or similar wood-burning devices shall be prohibited throughout the proposed project plan area. Homes may be fitted with the applicable regulation-compliant natural gas burning appliances if desired. The prohibition shall be included on any project plans submitted prior to issuance of building permits, subject to review and approval by the Placer County Community Development Resource Agency.</i></p>	<p>LS</p>
<p><b>5-3 Expose sensitive receptors to substantial pollutant concentrations.</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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5-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	LS	None required.	N/A
5-5 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	CC	5-5 Implement Mitigation Measure 5-2.	LCC
5-6 Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.	LCC	None required.	N/A
<b>6. Biological Resources</b>			
6-1 Impacts to special-status plant species either directly (e.g., threaten to eliminate a plant community) or through substantial habitat modifications.	S	6-1 Protocol-level special-status plant surveys were conducted within the Project Area in May and July of 2018, and no special-status plant species were identified. Survey results are valid for three years. If construction does not commence before Spring of 2021, then new focused plant surveys shall be	LS

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		<p><i>performed according to CDFW and CNPS protocol, as generally described below. If special-status plant species are not found during appropriately timed focused surveys, then further mitigation is not necessary. The results of the new surveys shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p><i>Prior to Improvement Plan approval for each phase of the project, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of the following special-status plant species known to potentially occur on-site: big-scale balsamroot, dwarf downingia, Bogg's Lake hedge-hyssop, Ahart's dwarf rush, legenere, pincushion navarretia, slender Orcutt grass, Sacramento Orcutt grass, and Sanford's arrowhead. Furthermore, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the presence/absence of such species. The survey(s) shall be conducted on-site as well as in any off-site improvement areas, as applicable for each phase, during the identification periods (bloom periods) for all of the special-status plant species listed above. If the special-status plant species are not found to be present during the focused survey(s), then no further action is required. The results of the focused surveys shall be submitted to the Placer County Community Development Resource Agency.</i></p>	

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		<p><i>If any special-status plant species are found, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail the various mitigation approaches to ensure no net loss of the special-status plant(s). Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species.</i></p>	
<p><b>6-2</b> Impacts to special-status vernal pool branchiopods either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p><b>6-3</b> Impacts to special-status amphibian species either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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<p><b>6-4</b> Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on burrowing owl.</p>	<p>S</p>	<p><b>6-4</b> A pre-construction survey for burrowing owl shall be conducted between 14 days and 30 days prior to commencement of construction and/or maintenance activities of any phase of the proposed project. The survey area shall include an approximately 500-foot (150-meter) buffer around suitable grassland habitats, where access is permitted. If the results of the survey are negative, a letter report documenting the results of the survey shall be provided to the Placer County Community Development Resource Agency, and additional protective measures are not required.</p> <p>If active burrows are observed, an impact assessment should be prepared and submitted to CDFW in accordance with the 2012 CDFW Staff Report on Burrowing Owl Mitigation. If project activities could result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the project applicant shall delay commencement of construction activities until a qualified biologist determines that the burrowing owls have fledged and the burrow is no longer occupied. If delay of construction activities is infeasible, the project applicant shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage and number of burrows impacted are replaced. The mitigation plan shall be based on the requirements set forth in Appendix A of the 2012 Staff Report.</p>	<p>LS</p>

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		<p><i>Construction shall not commence until CDFW has approved the mitigation plan. Mitigation for the permanent loss of burrowing owl foraging habitat (defined as all areas of suitable habitat within 250 feet of an active burrow) shall be accomplished at a 1:1 ratio. The mitigation provided shall be consistent with recommendations in the CDFW Staff Report on Burrowing Owl Mitigation, and may be accomplished within qualifying Swainson's hawk foraging habitat mitigation area if burrowing owls have been documented using the Swainson's hawk foraging habitat mitigation area, or if the Project biologist, the County, and CDFW collectively determine that the area is suitable.</i></p> <p><i>During the non-breeding season (late September through the end of January), the project applicant may choose to have a qualified biologist conduct a survey for burrows or debris that represent suitable nesting habitat for burrowing owls within areas of proposed ground disturbance, exclude any burrowing owls observed, and collapse any burrows or remove the debris in accordance with the methodology outlined in the CDFW Staff Report on Burrowing Owl Mitigation and in coordination with CDFW.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-4 may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p><b>6-5 Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on Swainson's hawk.</b></p>	<p>S</p>	<p>6-5(a) <i>Within 14 days prior to the commencement of construction and/or maintenance activities during the nesting season for Swainson's hawk (between February 15 and September 1) a targeted Swainson's hawk nest survey shall be conducted of all accessible areas within 0.25 mile of the proposed construction area. If active Swainson's hawk nests are found within 0.25 mile of a construction site, construction shall cease within 0.25 mile of the nest until a qualified biologist determines that the young have fledged or the determination is made that the nesting attempt has failed. If the applicant desires to work within 0.25 mile of the nest, the applicant shall consult with CDFW and the County to determine if the nest buffer can be reduced. The project</i></p>	<p>LS</p>

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>applicant, the project biologist, the County, and CDFW shall collectively determine the nest avoidance buffer, and what (if any) nest monitoring is necessary. If an active Swainson’s hawk nest is found within the project site prior to construction and is in a tree that is proposed for removal, then the project applicant shall either wait until fledging is complete (with agreed-upon construction buffers in place) or obtain an Incidental Take Permit. The results of the survey shall be submitted to the Placer County Community Development Resource Agency and CDFW.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project’s own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-5(a) may be replaced with the PCCP’s mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>6-5(b) <i>Prior to initiation of ground disturbing activity for the project, a qualified biologist shall conduct a review of Swainson's hawk nest data available in the CNDDDB and contact the CDFW to determine the most up-to-date Swainson's hawk nesting information for the project area. If desired by the project applicant, the biologist may further conduct a survey of the identified nests to determine the presence or absence of Swainson's hawks. The biologist shall provide the County with a summary of findings of Swainson's hawk nesting activity within 10 miles of the Project Area. If the biologist determines that the project site is within 10 miles of an active Swainson's hawk nest (where an active nest is defined as a nest with documented Swainson's hawk uses within the past five years), the applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing one of the following measures as applicable:</i></p> <ul style="list-style-type: none"> <li>• <i>If an active nest is identified within one mile of the project site: One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.</i></li> <li>• <i>If an active nest is identified within five miles (but greater than one mile) of the project site:</i></li> </ul>	

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>0.75 acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.</i></p> <ul style="list-style-type: none"> <li><i>If an active nest is identified within 10 miles (but greater than five miles) of the project site: 0.5 acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.</i></li> </ul> <p><i>Results of the nesting survey, as well as proof of purchase of mitigation credits as required per the above mitigation options, shall be provided to the Placer County Community Development Resource Agency for review and approval prior to initiation of ground disturbance for any portion of the project site.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-5(b) may be</i></p>	

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p><b>6-6</b> Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on other special-status birds or birds protected under the MBTA.</p>	<p>S</p>	<p>6-6 <i>Prior to initiation of ground-disturbing activities for any phase of project construction, if construction is expected to occur during the raptor nesting season (February 15 to September 1), a qualified biologist shall conduct a preconstruction survey prior to vegetation removal. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. The survey shall be conducted within all areas of proposed disturbance and all accessible areas within 250 feet of proposed disturbance. If the pre-construction survey does not show evidence of active nests, a letter report documenting the results of the survey shall be provided to the Placer County Community Development Resource Agency, and additional measures are not required. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 14 days,</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>an additional pre-construction survey shall be required.</i></p> <p><i>If any active nests are located within the Project Area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 500 feet for raptor nests and/or tricolored blackbird nesting colonies. If active nests are found within the project footprint, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. Guidance from CDFW shall be required if establishing the typical buffer zone is impractical. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the young have fledged or as otherwise determined by a qualified biologist.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-6 may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p><b>6-7 Have a substantial adverse effect, either directly or through substantial habitat modifications, on special-status bat species.</b></p>	<p>S</p>	<p>6-7 <i>Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree removal occurring during the bat breeding season (April through October) and/or on days with temperatures in excess of 50 degrees Fahrenheit from January through March. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with a fiberoptic camera, or a combination thereof. If pre-construction surveys indicate that roosts of special-status bats are not present, or that roosts are inactive or potential habitat is unoccupied, further mitigation is not required. The results of the bat surveys shall be submitted to the Placer County</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Community Development Resource Agency and CDFW.</i></p> <p><i>If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist in coordination with CDFW. If cavity roosting bats are found within any of the trees planned for removal, or if presence is assumed, trees should be removed outside of pup season only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. A letter report summarizing the survey results should be submitted to the Placer County Community Development Resource Agency within 30 days following the final monitoring event.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-7 may be replaced with the PCCP's mitigation fees and</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p><b>6-8</b> Have a substantial adverse effect on riparian habitat or other sensitive natural community, or State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>S</p>	<p>6-8(a) <i>Prior to initiation of ground-disturbing activities, high visibility and silt fencing shall be established at the edge of the construction/maintenance footprint, to the satisfaction of the Placer County Community Development Resource Agency, if work is anticipated to occur within 50 feet of potentially jurisdictional features and riparian areas that are proposed for avoidance. A biological monitor shall be present during the fence installation and during any initial grading or vegetation clearing activities within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance.</i></p> <p>6-8(b) <i>To the extent feasible, the project shall be designed to avoid and minimize adverse effects to waters of the U.S. or jurisdictional waters of the State of California within the project area. Prior to Improvement Plan approval for the project, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>waters that cannot be avoided shall conform with the USACE “no-net-loss” policy. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines.</i></p> <p><i>The applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project’s own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-8(b) may be replaced with the PCCP’s mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Alternatively, if the project proceeds before adoption of the PCCP or if the PCCP is not approved, the applicant may choose to utilize the Western Placer County Voluntary Interim In Lieu Fee Program (VIILF) to satisfy USACE and RWQCB mitigation requirements for the project's impacts to aquatic resources. The applicant shall be required to enter into both a Western Placer County In Lieu Fee Program Credit Transfer Agreement and an Interim Fee Credit Agreement with the County. If the VIILF is chosen, then Mitigation Measure 6-8(b) may be replaced with the payment of the interim fee.</i></p> <p><i>6-8(c) Prior to Improvement Plan approval, the applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this EIR (see Table 6-3, Table 6-4, and Figure 6-8). Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>project implementation shall be provided as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation may include restoration or enhancement of resources on- or off-site, purchase habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW. Written verification of the Section 1600 Lake or Streambed Alteration Agreement shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of Improvement Plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-8(c) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i>	
<b>6-9</b> Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LS	None required.	N/A
<b>6-10</b> Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands.	S	6-10(a) Prior to any removal of significant trees (equal to, or greater than, six inches DBH or 10 inches DBH aggregate for multi-trunked trees), the project applicant shall obtain a tree removal permit from Placer County. In conjunction with submittal of a tree removal permit application, the applicant shall submit a site plan showing all protected trees proposed for removal. In accordance with Chapter 12.16.080 of the Placer County Code, the applicant shall comply with any conditions required by the Planning Services Division, which shall include payment of in-lieu fees. In-lieu fees shall be paid into the Placer County Tree Preservation Fund at \$100 per DBH removed or impacted.	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then Mitigation Measure 6-10(a) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p>6-10(b) <i>The Improvement Plans shall include a note and show placement of Temporary Construction Fencing. The applicant shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:</i></p> <ul style="list-style-type: none"> <li><i>A. Adjacent to any and all open space preserve areas that are within 50 feet of any proposed construction activity;</i></li> <li><i>B. At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH</i></li> </ul>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map; or, C. Around any and all "special protection" areas such as open space parcels and wetland features.	
<b>6-11 Cumulative loss of habitat for special-status species.</b>	CC	6-11 Implement Mitigation Measures 6-1, 6-4, 6-5(a) and 6-5(b), 6-6, 6-7, 6-8(a) through 6-8(c), and 6-10(a) and (b).	LCC
<b>7. Cultural Resources</b>			
<b>7-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5.</b>	LS	None required.	N/A
<b>7-2 Cause a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines, Section 15064.5.</b>	S	7-2 If potential archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.  A qualified cultural resources specialist and Native American Representative from the traditionally and	LS

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		<p><i>culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts.</i></p> <p><i>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</i></p> <p><i>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development</i></p>	

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 Summary of Impacts and Mitigation Measures**

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		<p><i>requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</i></p>	
<p><b>7-3 Disturb any human remains, including those interred outside of dedicated cemeteries.</b></p>	<p>S</p>	<p>7-3  <i>If articulated or disarticulated human remains are encountered on the proposed project site during construction activities, all work within 100 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendant (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of</i></p>	<p>LS</p>

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		<i>the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reenter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC.</i>	
<b>7-4 Have the potential to cause a physical change which would affect unique cultural values, restrict existing religious or sacred uses within the potential impact area, or cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074.</b>	S	7-4(a) <i>Implement Mitigation Measures 7-2 and 7-3.</i>  7-4(b) <i>Prior to initiation of ground-disturbing activities, a consultant and construction worker cultural resources awareness brochure and training program for all personnel involved in project implementation shall be developed in coordination with interested Native American Tribes. The brochure shall be distributed and the training shall be conducted in coordination with qualified cultural resources specialists and Native American Representatives from culturally affiliated Native American Tribes prior to ground-disturbing or construction activities on the project site. The program shall include relevant information regarding sensitive tribal cultural laws and regulations. The worker cultural resources awareness program shall describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and shall outline what to do and whom to contact if any potential archeological resources or artifacts</i>	LS

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		<p><i>are encountered. The program shall also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native American and for behavior consistent with Native American Tribal values. A copy of the cultural resources awareness brochure and written verification of completion of the training program shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p>7-4(c)  <i>The UAIC shall be notified by the applicant at least seven days prior to the start of ground-disturbing activities in the event that the UAIC would like to provide a Tribal representative to inspect the project site area within the first five days of ground-breaking activity. The representative shall provide information to on-site construction personnel regarding tribal cultural resources. Proof of notification shall be submitted to the Placer County Community Development Resource Agency.</i></p>	
7-5 Cause a cumulative loss of cultural resources.	LS	None required.	N/A
<b>8. Geology and Soils</b>			
8-1 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground	LS	None required.	N/A

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shaking, seismic-related ground failure, including liquefaction, and landslides.			
8-2 Result in substantial soil erosion or the loss of topsoil.	S	8-2(a) <i>The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD).</i>  <i>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</i>	LS

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 Summary of Impacts and Mitigation Measures**

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		<p><i>All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</i></p> <p>8-2(b) <i>Prior to construction commencing, the applicant shall provide evidence to the ESD of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application &amp; Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.</i></p> <p>8-2(c) <i>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the ESD for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings</i></p>	

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 Summary of Impacts and Mitigation Measures**

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		<p><i>shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.</i></p> <p><i>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</i></p> <p><i>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the ESD.</i></p> <p>8-2(d) <i>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>report supports a steeper slope and the ESD concurs with said recommendation.</i></p> <p><i>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</i></p> <p><i>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</i></p>	
<p><b>8-3 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code.</b></p>	<p>S</p>	<p>8-3 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>A. Road, pavement, and parking area design;</li> <li>B. Structural foundations, including retaining wall design (if applicable);</li> <li>C. Grading practices;</li> <li>D. Erosion/winterization;</li> </ul>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, potential for smectite clays etc.); and</i></p> <p><i>F. Slope stability.</i></p> <p><i>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</i></p> <p><i>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&amp;Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).</i></p>	
<p><b>8-4</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>S</p>	<p>8-4 Should paleontological resources be discovered during ground disturbing activities, work shall be halted in the area within 50 feet of the find. The applicant shall notify the Placer County Community</p>	<p>LS</p>

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		<p><i>Development Resources Agency and retain a qualified paleontologist to inspect the discovery. If deemed significant under criteria established by the Society for Vertebrate Paleontology with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology [UCMP] or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans approved by the Placer County Engineering and Surveying Division for the proposed project, where excavation work would be required. Construction may continue in areas outside of the buffer zone.</i></p>	
<p><b>8-5 Result in significant disruptions, displacements, compaction or overcrowding of the soil, or substantial change in topography or ground surface relief features.</b></p>	<p>S</p>	<p>8-5 Implement Mitigation Measures 8-2(c), 8-2(d), and 8-3.</p>	<p>LS</p>
<p><b>8-6 Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State or of a locally important</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.			
8-7 Cumulative increase in the potential for geological related impacts and hazards.	LS	<i>None required.</i>	N/A
<b>9. Hazards and Hazardous Materials</b>			
9-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LS	<i>None required.</i>	N/A
9-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	LS	<i>None required.</i>	N/A
9-3 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	<i>None required.</i>	N/A
9-4 Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires, or be	LS	<i>None required.</i>	N/A

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located in or near state responsibility areas or lands classified as very high fire hazard severity zones.			
<b>9-5</b> Cumulative exposure to potential hazards, including wildfire, and increases in the transport, storage, and use of hazardous materials.	LS	<i>None required.</i>	N/A
<b>10. Hydrology and Water Quality</b>			
<b>10-1</b> Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction.	S	10-1 <i>Implement Mitigation Measures 8-2(a) through 8-2(d).</i>	LS
<b>10-2</b> Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations.	S	10-2(a) <i>Implement Mitigation Measure 8-2(a), 8-2(c), and 8-2(d).</i>  10-2(b) <i>The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and bio-retention planters within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit</i>	LS

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		<p><i>illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs.</i></p> <p>10-2(c) <i>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.</i></p> <p><i>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</i></p> <p><i>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.</i></p>	

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		10-2(d) <i>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Stormwater Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bio-retention, and other LID measures that result in post-project flows that mimic pre-project conditions.</i>	
<b>10-3</b> Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin or	LS	None required.	N/A

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conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.			
<b>10-4</b> Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff either during construction or in the post-construction condition.	S	10-4(a) As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of Improvement Plan submittal.	LS

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		<p>10-4(b) <i>This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Article 15.32, Placer County Code). The current estimated development fee is \$26,656 (\$224 per single family residential unit), payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.</i></p> <p>10-4(c) <i>This project is subject to payment of annual drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting such annual assessments. The current estimated annual fee is \$4,165 (\$35 per single family residential unit).</i></p> <p>10-4(d) <i>On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the Dry Creek Vineyard Road tributary (western drainageway) and the FEMA floodplain and</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>designate same as a building setback line unless greater setbacks are required by other conditions contained herein.</i></p> <p>10-4(e) <i>On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show that finished house pad elevations for all Lot's along the floodplain shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.</i></p>	
<p><b>10-5 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious</b></p>	<p>S</p>	<p>10-5 <i>Prior to Improvement Plan approval, the applicant shall obtain from the Federal Emergency Management Agency (FEMA), a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area, if required. A copy of</i></p>	<p>LS</p>

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surfaces, in a manner which would impede or redirect flood flows or expose people or structures to risk of loss, injury or death involving flooding through the placement of housing in a flood hazard area.		<i>the letter shall be provided to the Engineering and Surveying Division. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete.</i>	
10-6 In a flood hazard zone, risk release of pollutants due to project inundation.	LS	<i>None required.</i>	N/A
10-7 Cumulative impacts related to the violation of water quality standards or waste discharge requirements, groundwater quality, management, and recharge, and impacts resulting from the alteration of existing drainage patterns.	LCC	<i>None required</i>	N/A
<b>11. Land Use and Planning/Population and Housing/Agricultural Resources</b>			
11-1 Physically divide an established community.	LS	<i>None required.</i>	N/A
11-2 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, result in the development of incompatible	LS	<i>None required.</i>	N/A

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uses and/or the creation of land use conflicts, or conflict with General Plan or other policies regarding land use buffers for agricultural operations.			
11-3 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure).	LS	<i>None required.</i>	N/A
11-4 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.	LS	<i>None required.</i>	N/A

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11-5 Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy.	LS	None required.	N/A
11-6 Cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LS	None required.	N/A
11-7 Cumulative unplanned population growth.	LS	None required.	N/A
11-8 Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use.	LCC	None required.	N/A
<b>12. Noise</b>			
12-1 Generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	S	12-1 The following criteria shall be included in the Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Community Development Resource Agency Director. <ul style="list-style-type: none"> <li>• Noise-generating construction activities (e.g. construction, alteration or repair activities), including truck traffic coming to and from the</li> </ul>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>project site for any purpose, shall be limited to the hours outlined in Placer County Board of Supervisors Minute Order 90-08; specifically, a) Monday through Friday, 6:00 AM to 8:00 PM (during daylight savings); b) Monday through Friday, 7:00 AM to 8:00 PM (during standard time); and c) Saturdays, 8:00 AM to 6:00 PM.</i></p> <ul style="list-style-type: none"> <li>• <i>Off-site construction activities occurring within the City of Roseville shall be limited to the following time periods: a) Monday through Friday, 7:00 AM to 7:00 PM; and b) weekends/State and federal holidays, 8:00 AM to 8:00 PM.</i></li> <li>• <i>Project construction activities should be limited to daytime hours unless conditions warrant that certain construction activities occur during evening or early morning hours (i.e., extreme heat).</i></li> <li>• <i>All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that</i></li> </ul>	

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		<p><i>are readily available for that type of equipment.</i></p> <ul style="list-style-type: none"> <li>• <i>All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity.</i></li> <li>• <i>Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.</i></li> <li>• <i>Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.</i></li> <li>• <i>Construction site and access road speed limits shall be established and enforced during the construction period.</i></li> <li>• <i>The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</i></li> <li>• <i>Project-related public address or music systems shall not be audible at any adjacent receptor.</i></li> <li>• <i>As a means of avoiding the potential for annoyance, haul trucks shall be restricted along the local roadways to the same hours as construction activities are allowed unless a request is made for the County to allow</i></li> </ul>	

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		<i>greater flexibility in order to minimize potential AM peak hour traffic conflicts.</i>	
12-2 Generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	LS	None required.	N/A
12-3 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	LS	None required.	N/A
12-4 Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP.	LCC	None required.	N/A
<b>13. Public Services and Recreation</b>			
13-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant	LS	None required.	N/A

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environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.			
13-2 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for law enforcement services.	LS	<i>None required.</i>	N/A
13-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times,	LS	<i>None required.</i>	N/A

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
or performance objectives for schools.			
13-4 Result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LS	None required.	N/A
13-5 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public	LS	None required.	N/A

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
facilities, including roads, or for other government services.			
13-6 Cumulative impacts to public services.	LS	None required.	N/A
<b>14. Transportation and Circulation</b>			
14-1 Conflict with a program, plan, ordinance, or policy addressing the circulation system, substantially increase traffic in relation to the existing traffic load and capacity of the roadway system, or exceed an established LOS standard during construction activities.	S	14-1 The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as: <ul style="list-style-type: none"> <li>• Guidance on the number and size of trucks per day entering and leaving the project site;</li> <li>• Identification of arrival/departure times that would minimize traffic impacts;</li> <li>• Approved truck circulation patterns;</li> <li>• Locations of staging areas;</li> <li>• Locations of employee parking and methods to encourage carpooling and use of alternative transportation;</li> <li>• Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);</li> <li>• Criteria for use of flaggers and other traffic controls;</li> </ul>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• <i>Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</i></li> <li>• <i>Monitoring for roadbed damage and timing for completing repairs;</i></li> <li>• <i>Limitations on construction activity during peak/holiday weekends and special events;</i></li> <li>• <i>Preservation of emergency vehicle access;</i></li> <li>• <i>Coordination of construction activities with construction of other projects that occur concurrently in the DCWPCP to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs);</i></li> <li>• <i>Removing traffic obstructions during emergency evacuation events; and</i></li> <li>• <i>Providing a point of contact for DCWPCP residents and guests to obtain construction information, have questions answered, and convey complaints.</i></li> </ul> <p><i>The construction signing and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>performance standards would be developed once details of project construction are better known.</i></p> <ul style="list-style-type: none"> <li>• <i>All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant.</i></li> <li>• <i>Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i></li> </ul>	
<p><b>14-2</b> Conflict with a program, plan, ordinance or policy addressing study intersections, substantially increase traffic in relation to the existing traffic load and capacity of the study intersections, or exceed an established LOS standard under Existing Plus Project conditions.</p>	S	None feasible.	SU
<p><b>14-3</b> Conflict with a program, plan, ordinance or policy addressing study roadway segments, substantially increase traffic in relation to the existing traffic load and capacity of the study roadway segments, or exceed an established LOS standard</p>	LS	None required.	N/A

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
under Existing Plus Project conditions.			
14-4 Conflict with a program, plan, ordinance or policy addressing transit, bicycle and pedestrian facilities.	LS	<i>None required.</i>	N/A
14-5 Substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LS	<i>None required.</i>	N/A
14-6 Result in inadequate emergency access or access to nearby uses.	LS	<i>None required.</i>	N/A
14-7 Conflict with a program, plan, ordinance or policy addressing study intersections, substantially increase traffic in relation to the planned future year traffic load and capacity of the study intersections, or exceed an established LOS standard under Cumulative Plus Project conditions.	CC	14-7(a) <i>Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPWF:</i> <ul style="list-style-type: none"> <li>A. <i>County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code;</i></li> <li>B. <i>South Placer Regional Transportation Authority (SPRTA);</i></li> <li>C. <i>"Bizz Johnson" Highway Interchange Joint Powers Authority; and</i></li> </ul>	SU

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>D. Placer County / City of Roseville JPA (PC/CR).</i></p> <p><i>The current total combined estimated fee is \$593,810 (based on \$4,877 per single family residential dwelling unit). An additional amount of \$37,125.60 (based on \$3,093.80 per accessory dwelling unit) would be added to the total fee if the additional 12 secondary units are included with the project. The fees were calculated using the information supplied. If either the use or the number of units changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time the application is deemed complete.</i></p> <p><i>14-7(b) Prior to Improvement Plan approval, the applicant shall pay their fair share contribution toward the cost of constructing a future one-lane roundabout at the intersection of Brady Lane and Vineyard Road. The applicant shall develop an engineer's cost estimate for said improvement and submit the estimate to the ESD/DPW for review and approval in order to determine the total dollar amount owed. The applicant's fair share has been identified as 6.9 percent.</i></p> <p><i>If the Placer County CIP is updated to include the one-lane roundabout improvement at the intersection of Brady Lane and Vineyard Road, then the payment of the Countywide Traffic Mitigation Fee</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>at Building Permit issuance, as required in Mitigation Measure 14-7(a) will satisfy this fair share contribution requirement.</i>	
<b>14-8</b> Conflict with a program, plan, ordinance or policy addressing study roadway segments, substantially increase traffic in relation to the planned future year traffic load and capacity of the study roadway segments, or exceed an established LOS standard under Cumulative Plus Project conditions.	LCC	<i>None required.</i>	N/A
<b>15. Utilities and Service Systems</b>			
<b>15-1</b> Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.	LS	<i>None required.</i>	N/A
<b>15-2</b> Have sufficient water supplies available to serve the project and reasonably foreseeable future development during	LS	<i>None required.</i>	N/A

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normal, dry, and multiple dry years.			
15-3 Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LS	None required.	N/A
15-4 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, or conflict with federal, State, and local management and reduction statutes and regulations related to solid waste.	LS	None required.	N/A
15-5 Increase in demand for utilities and service systems associated with the proposed project, in combination with future buildout in the DCWPCP area.	LCC	None required.	N/A

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